

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2007 Assessment Roll

**Area Name / Number:** Downtown Bellevue/Bridle Trails/ 68

**Previous Physical Inspection:** 2004 sub-area 3  
2006 sub-area 6

**Improved Sales:**

Number of Sales: 387

Range of Sale Dates: 1/2004 - 12/2006

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2006 Value</b>	\$401,700	\$420,800	\$822,500	\$938,800	87.6%	16.24%
<b>2007 Value</b>	\$481,700	\$435,000	\$916,700	\$938,800	97.6%	15.98%
<b>Change</b>	+\$80,000	+\$14,200	+\$94,200		+10.0%	-0.26%
<b>% Change</b>	+19.9%	+3.4%	+11.5%		+11.4%	-1.60%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.26% and -1.60% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

<b>Population - Improved Parcel Summary:</b>			
	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2006 Value</b>	\$402,100	\$364,700	\$766,800
<b>2007 Value</b>	\$482,200	\$377,400	\$859,600
<b>Percent Change</b>	+19.9%	+3.5%	+12.1%

Number of one to three unit residences in the Population: 2245

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a home with a grade greater than 10 had higher average ratios (assessed value/sales price) than the population, so the formula adjusts these properties upward less than the population.

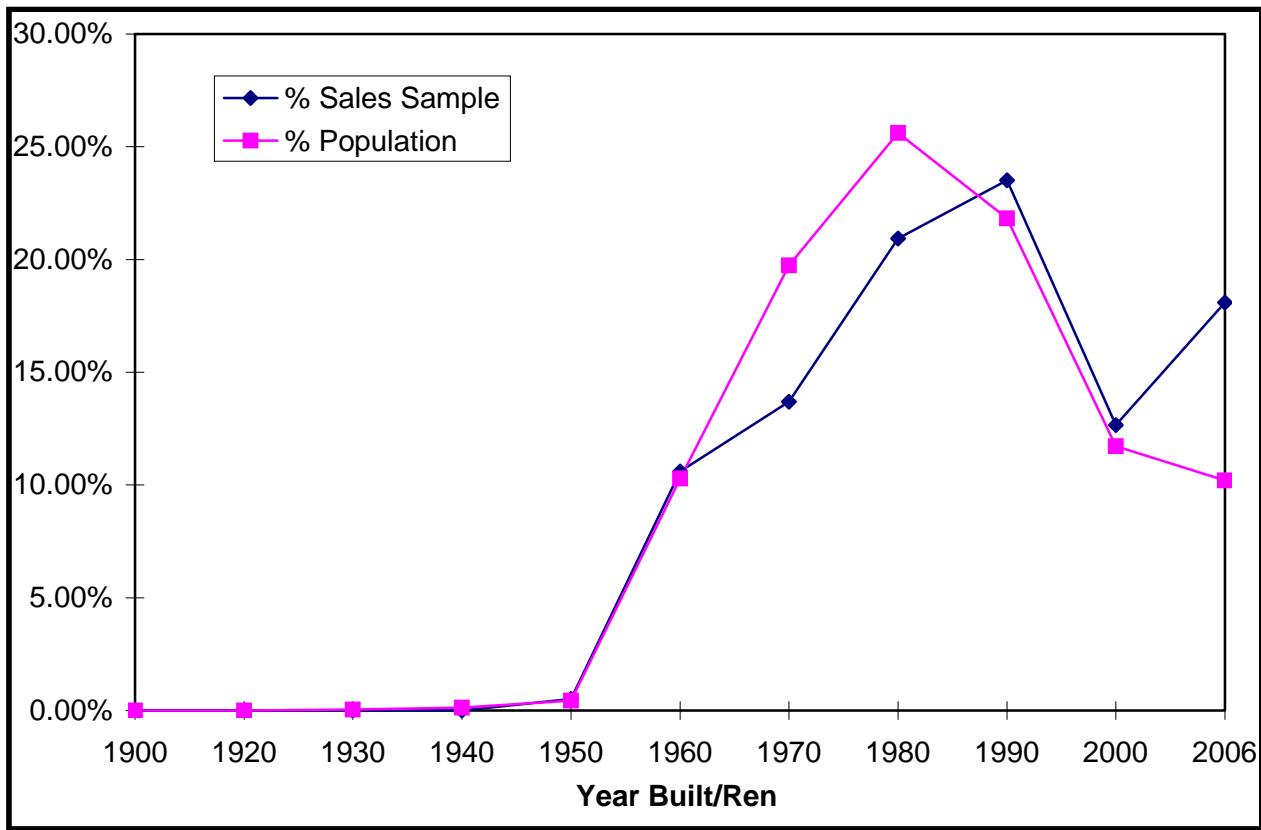
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1900	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	2	0.52%
1960	41	10.59%
1970	53	13.70%
1980	81	20.93%
1990	91	23.51%
2000	49	12.66%
2006	70	18.09%
	387	

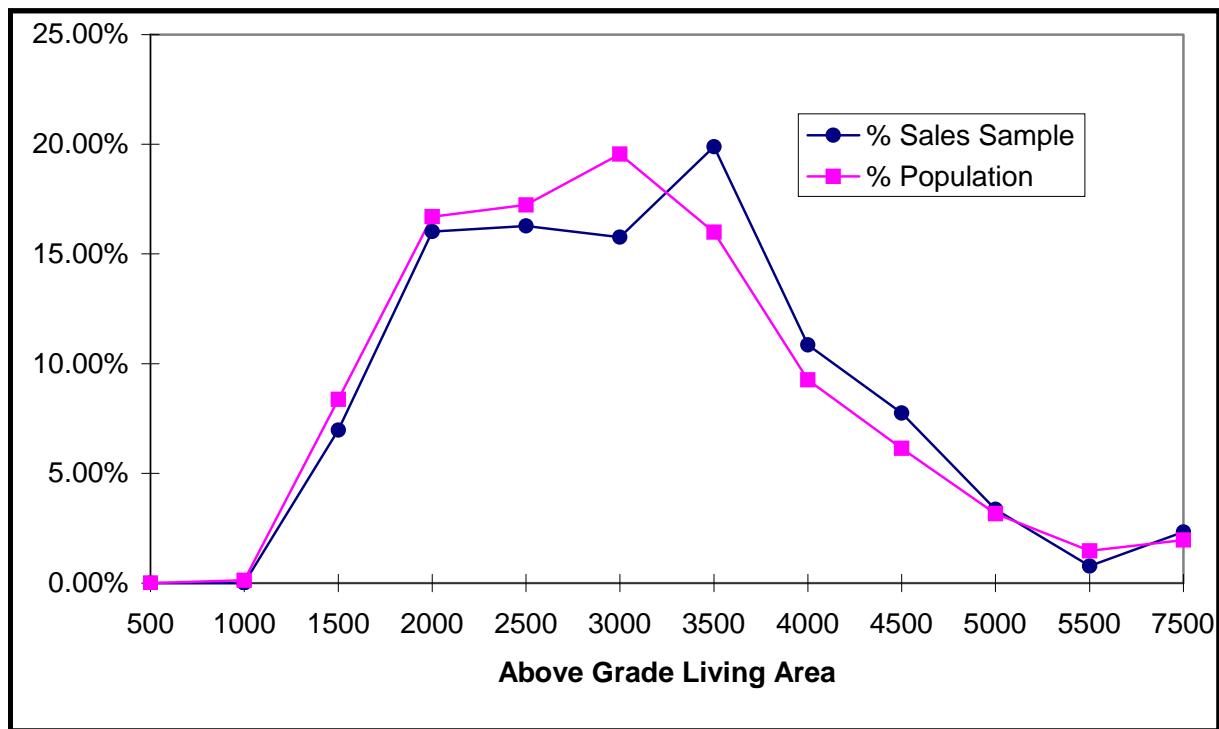
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	0	0.00%
1930	1	0.04%
1940	3	0.13%
1950	10	0.45%
1960	231	10.29%
1970	443	19.73%
1980	575	25.61%
1990	490	21.83%
2000	263	11.71%
2007	229	10.20%
	2245	



Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. The sales sample frequency distribution follows the population distribution with regard to Year Built/Ren. This distribution is good for both accurate analysis and appraisals.

## **Sales Sample Representation of Population - Above Grade Living Area**

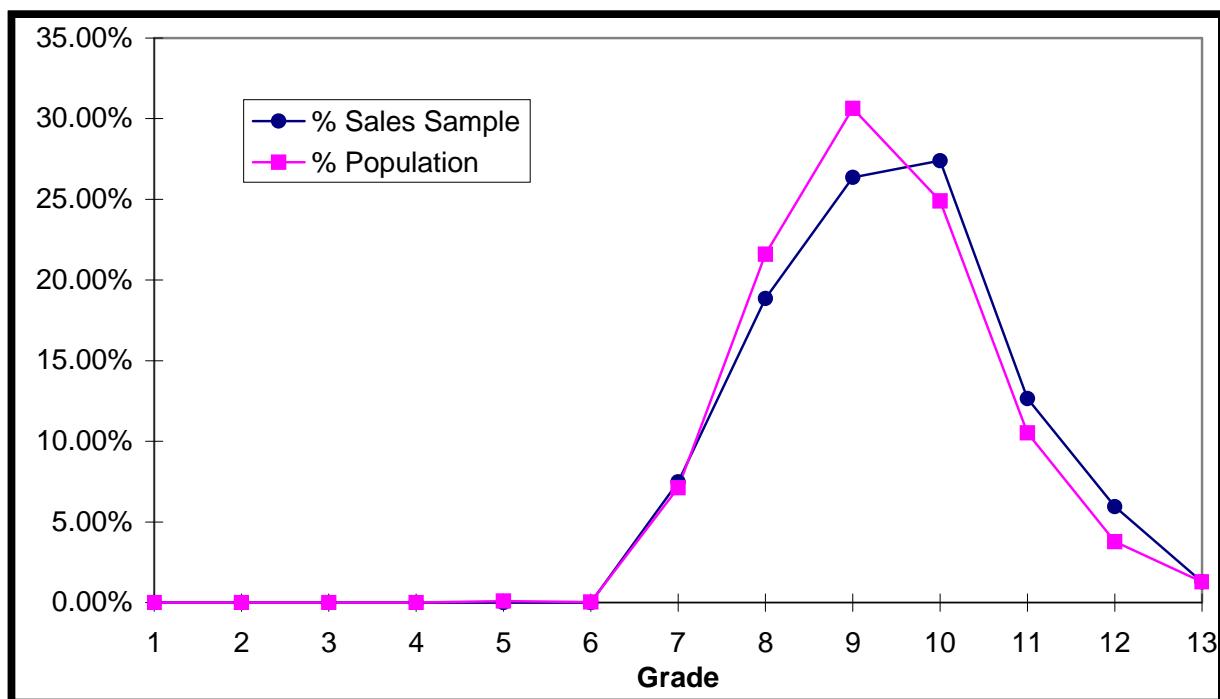
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	0	0.00%
1000	0	0.00%	1000	3	0.13%
1500	27	6.98%	1500	188	8.37%
2000	62	16.02%	2000	375	16.70%
2500	63	16.28%	2500	387	17.24%
3000	61	15.76%	3000	439	19.55%
3500	77	19.90%	3500	359	15.99%
4000	42	10.85%	4000	208	9.27%
4500	30	7.75%	4500	138	6.15%
5000	13	3.36%	5000	71	3.16%
5500	3	0.78%	5500	33	1.47%
7500	9	2.33%	14000	44	1.96%
	387			2245	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

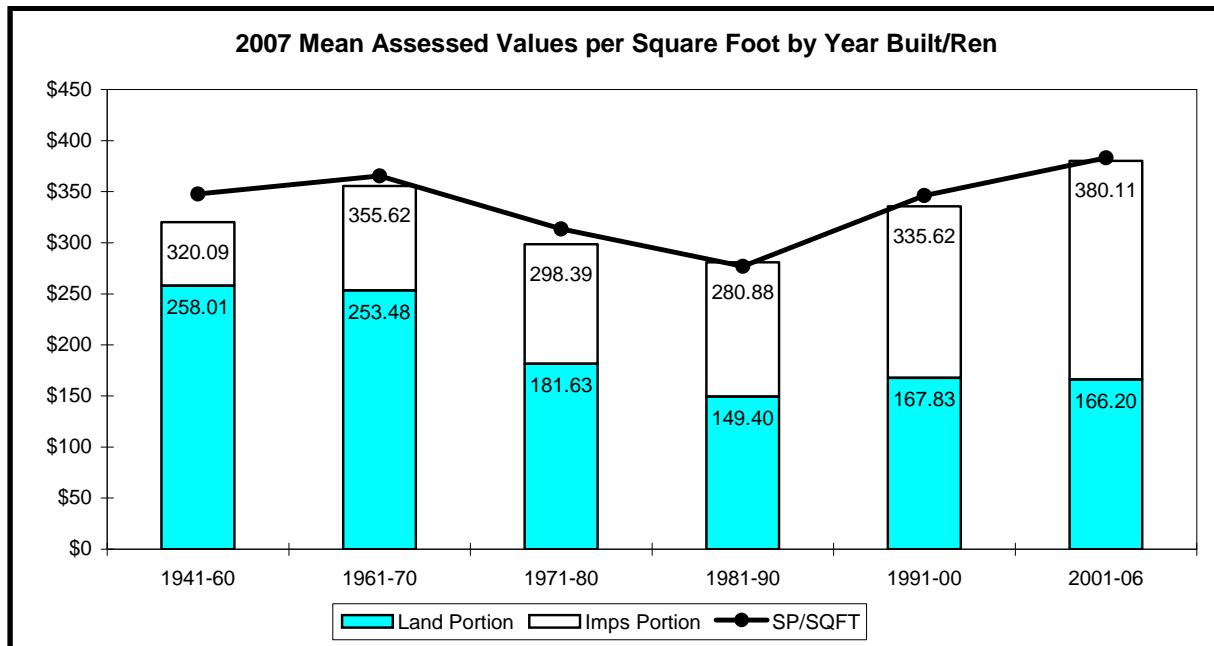
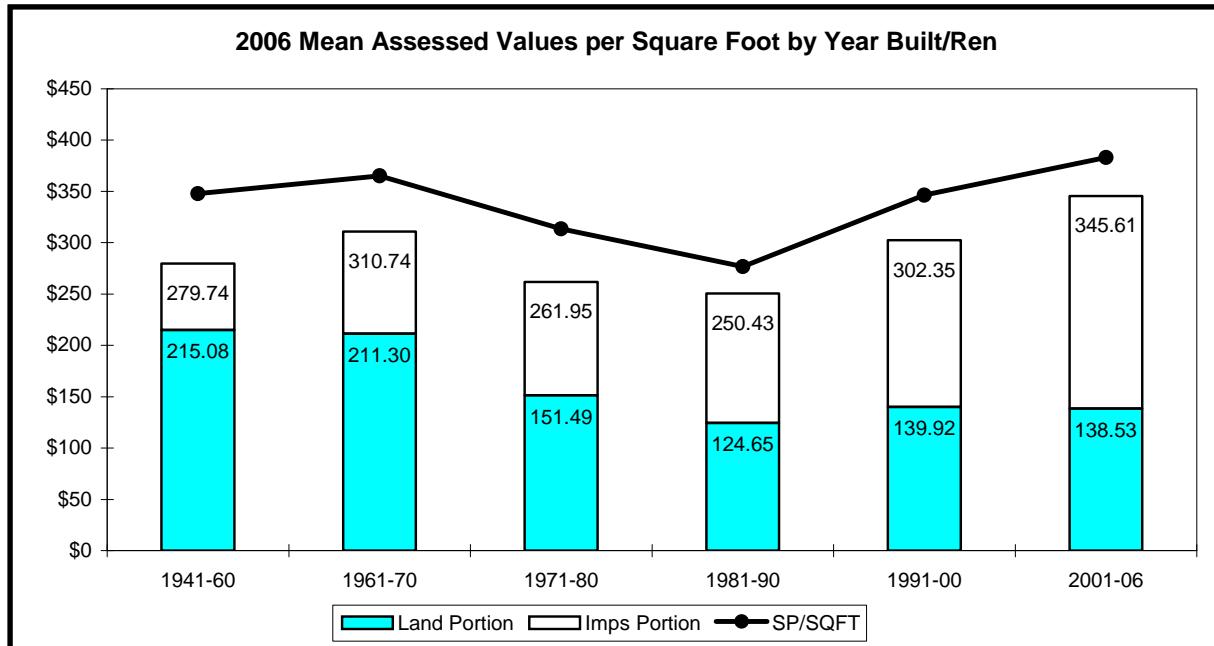
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	2	0.09%
6	0	0.00%	6	1	0.04%
7	29	7.49%	7	160	7.13%
8	73	18.86%	8	485	21.60%
9	102	26.36%	9	688	30.65%
10	106	27.39%	10	559	24.90%
11	49	12.66%	11	236	10.51%
12	23	5.94%	12	85	3.79%
13	5	1.29%	13	29	1.29%
	387			2245	



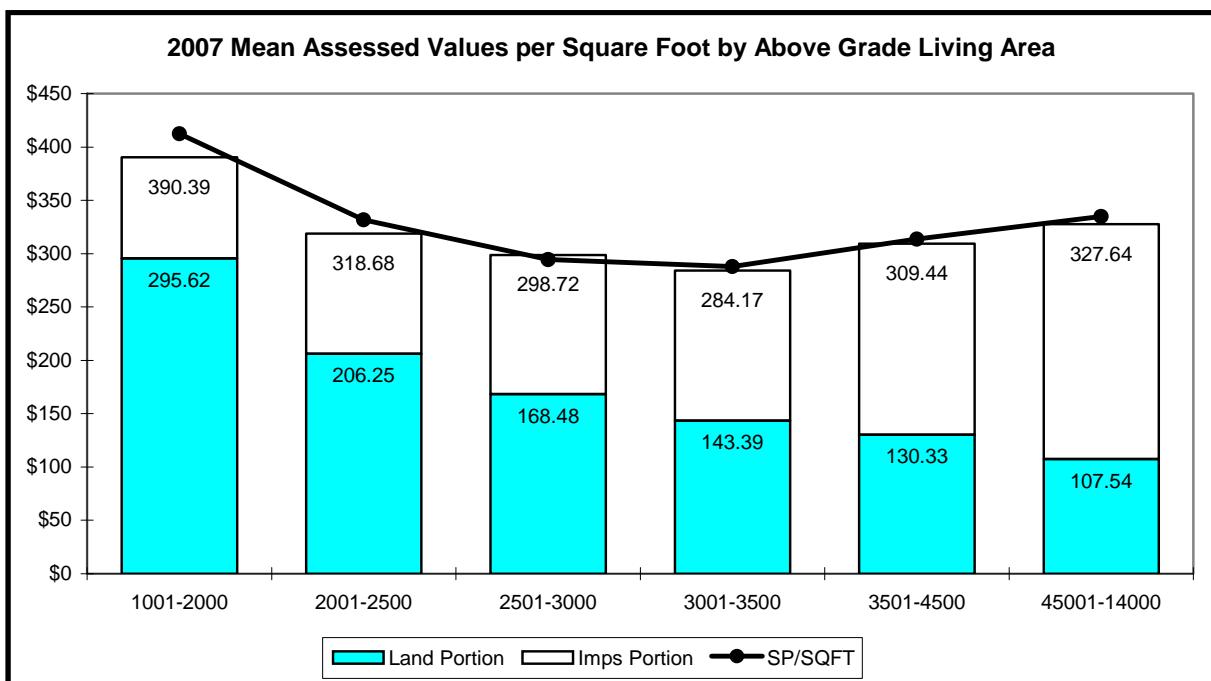
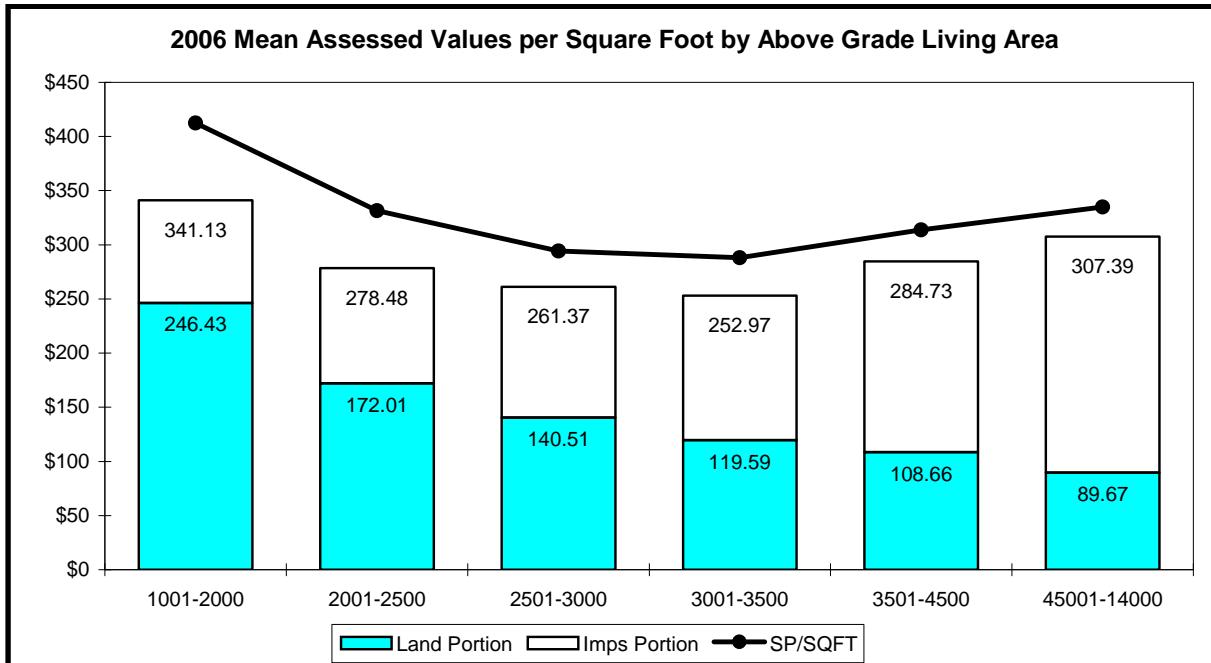
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Year Built / Renovated**



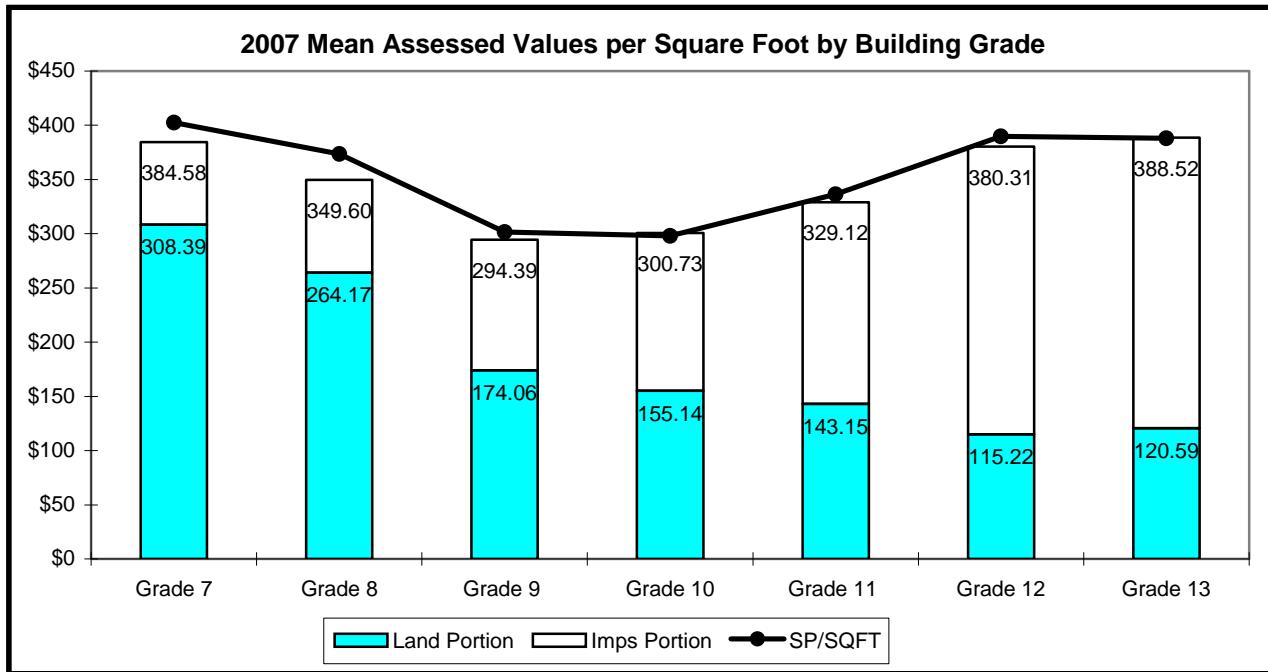
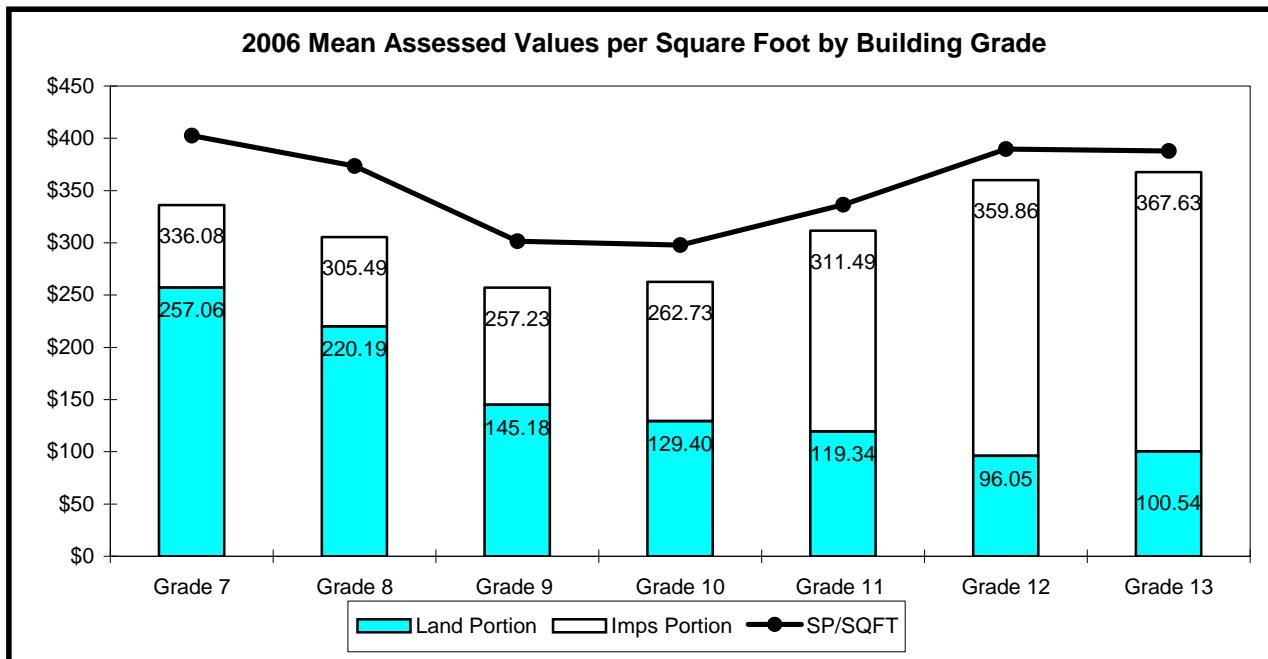
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Above Grade Living Area**



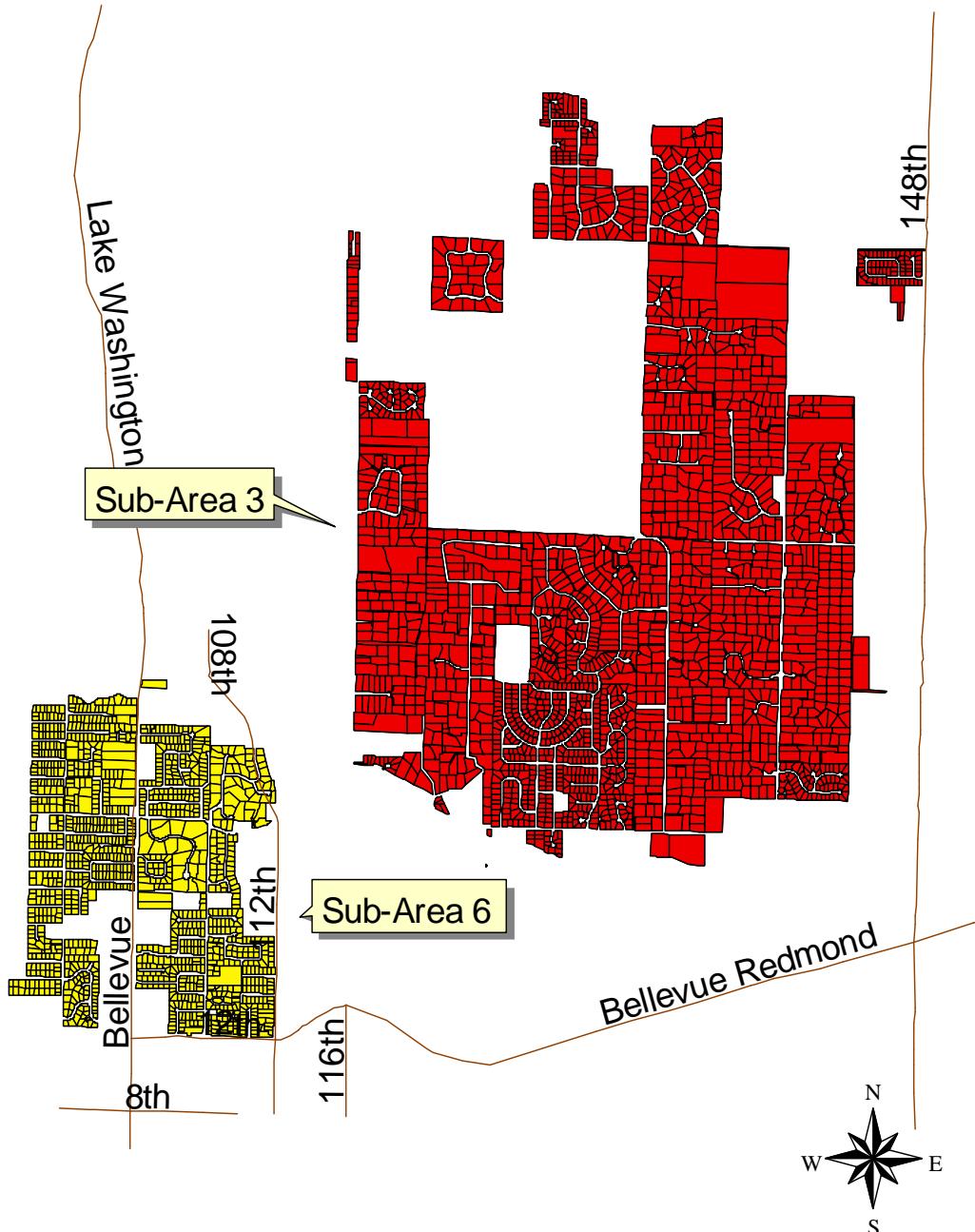
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# Area 68



# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## **Land update**

Based on the 14 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 20% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

2007 Land Value = 2006 Land Value x 1.20, with the result rounded down to the next \$1,000.

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 387 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a home with a grade greater than 10 had higher average ratios (assessed value/sales price) than the population, so the formula adjusts these properties upward less than the population.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .8731863 + .07283514 \text{ (if grade > 10)}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value \* 1.034)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value \* 1.00).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.034, \text{ with results rounded down to the next } \$1,000$$

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 68 Annual Update Model Adjustments

**2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

14.52%

<b>Grade &gt; 10</b>	<b>Yes</b>
% Adjustment	-8.82%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home with a grade greater than 10 would *approximately* receive a 5.7% upward adjustment (14.52% - 8.82%). 350 parcels in the improved population would receive this adjustment. There were 77 sales.

There were no properties that would receive a multiple upward variable adjustment.

This model corrects for these strata differences.

84% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 68 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .976.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
7	29	0.827	0.947	14.4%	0.875	1.019
8	73	0.817	0.935	14.4%	0.895	0.975
9	102	0.855	0.979	14.4%	0.947	1.011
10	106	0.878	1.005	14.5%	0.975	1.036
11	49	0.926	0.978	5.7%	0.941	1.015
12	23	0.912	0.964	5.7%	0.904	1.024
13	5	0.924	0.976	5.7%	0.756	1.197
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1941-1960	43	0.813	0.930	14.4%	0.871	0.990
1961-1970	53	0.849	0.972	14.4%	0.925	1.018
1971-1980	81	0.841	0.956	13.7%	0.920	0.993
1981-1990	91	0.913	1.018	11.5%	0.988	1.049
1991-2000	49	0.874	0.959	9.7%	0.913	1.005
>2000	70	0.904	0.984	8.8%	0.951	1.016
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Average	218	0.893	0.985	10.3%	0.964	1.005
Good	127	0.846	0.960	13.5%	0.931	0.989
Very Good	42	0.857	0.972	13.4%	0.917	1.026
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	148	0.852	0.969	13.7%	0.942	0.997
1.5	10	0.821	0.929	13.2%	0.781	1.077
2	228	0.889	0.982	10.4%	0.962	1.001
2.5	1	0.886	0.937	5.7%	N/A	N/A

## Area 68 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .976.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

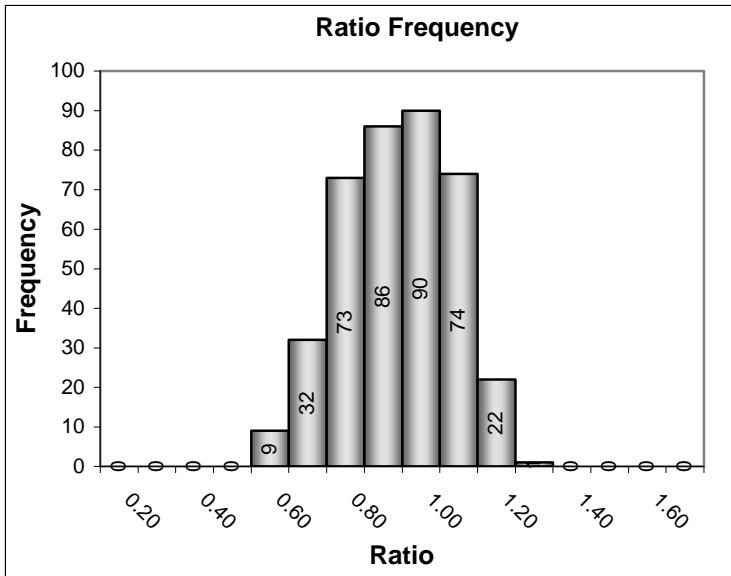
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1001-2000	89	0.824	0.943	14.4%	0.904	0.982
2001-2500	63	0.838	0.959	14.4%	0.922	0.995
2501-3000	61	0.888	1.014	14.3%	0.974	1.055
3001-3500	77	0.879	0.987	12.3%	0.951	1.023
3501-4500	72	0.906	0.983	8.6%	0.951	1.016
>4500	25	0.907	0.966	6.5%	0.901	1.031
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	371	0.873	0.974	11.6%	0.958	0.990
Y	16	0.942	1.024	8.7%	0.948	1.101
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	387	0.876	0.976	11.5%	0.960	0.992
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
3	307	0.872	0.975	11.8%	0.957	0.994
6	80	0.888	0.980	10.4%	0.945	1.014
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
05001-10000	63	0.829	0.936	12.9%	0.896	0.976
10001-12000	69	0.898	1.006	12.1%	0.969	1.043
12001-20000	69	0.881	0.984	11.7%	0.948	1.021
20001-43559	132	0.892	0.989	10.8%	0.962	1.015
1AC-3AC	54	0.855	0.948	10.9%	0.898	0.999

# Annual Update Ratio Study Report (Before)

## 2006 Assessments

<b>District/Team:</b> NE/Team 1	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 4/11/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> Bellevue/Bridle Trails	<b>Appr ID:</b> JPIE	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	387		
<b>Mean Assessed Value</b>	822,500		
<b>Mean Sales Price</b>	938,800		
<b>Standard Deviation AV</b>	376,815		
<b>Standard Deviation SP</b>	433,605		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.888		
<b>Median Ratio</b>	0.893		
<b>Weighted Mean Ratio</b>	0.876		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.530		
<b>Highest ratio:</b>	1.221		
<b>Coefficient of Dispersion</b>	13.39%		
<b>Standard Deviation</b>	0.144		
<b>Coefficient of Variation</b>	16.24%		
<b>Price Related Differential (PRD)</b>	1.013		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.877		
Upper limit	0.909		
<b>95% Confidence: Mean</b>			
Lower limit	0.873		
Upper limit	0.902		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	2245		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.144		
<b>Recommended minimum:</b>	33		
<b>Actual sample size:</b>	387		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	185		
# ratios above mean:	202		
Z:	0.864		
<b>Conclusion:</b>	Normal*		
<b>*i.e. no evidence of non-normality</b>			



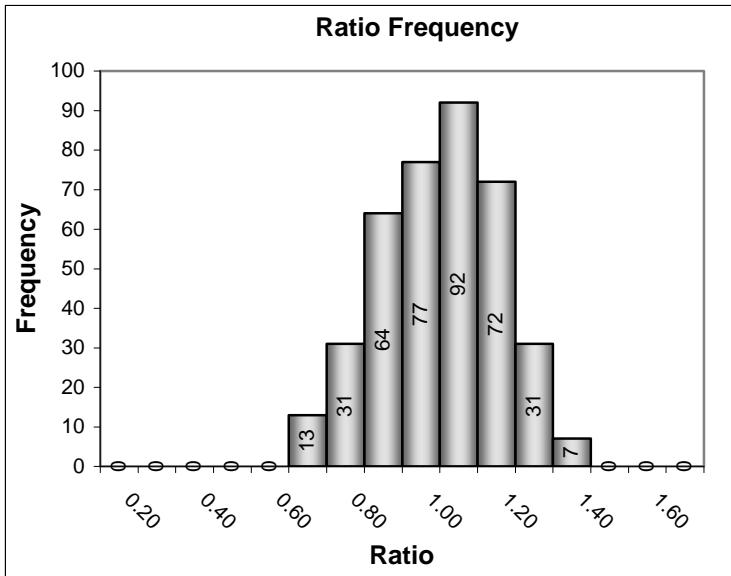
### COMMENTS:

1 to 3 Unit Residences throughout area 68

# Annual Update Ratio Study Report (After)

## 2007 Assessments

<b>District/Team:</b> NE/Team 1	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 4/11/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> Bellevue/Bridle Trails	<b>Appr ID:</b> JPIE	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	387		
<b>Mean Assessed Value</b>	916,700		
<b>Mean Sales Price</b>	938,800		
<b>Standard Deviation AV</b>	385,402		
<b>Standard Deviation SP</b>	433,605		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.999		
<b>Median Ratio</b>	1.009		
<b>Weighted Mean Ratio</b>	0.976		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.607		
<b>Highest ratio:</b>	1.397		
<b>Coefficient of Dispersion</b>	13.02%		
<b>Standard Deviation</b>	0.160		
<b>Coefficient of Variation</b>	15.98%		
<b>Price Related Differential (PRD)</b>	1.023		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.986		
Upper limit	1.025		
<b>95% Confidence: Mean</b>			
Lower limit	0.983		
Upper limit	1.015		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	2245		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.160		
<b>Recommended minimum:</b>	41		
<b>Actual sample size:</b>	387		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	185		
# ratios above mean:	202		
<b>Z:</b>	0.864		
<b>Conclusion:</b>	Normal*		
<b>*i.e. no evidence of non-normality</b>			



### COMMENTS:

1 to 3 Unit Residences throughout area 68

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 68**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	618920	0250	5/27/04	\$384,000	1080	540	7	1981	3	14400	N	N	2522 124TH PL NE
003	618920	0270	9/21/04	\$519,500	1170	940	7	1981	4	15000	Y	N	2412 124TH PL NE
003	020100	0190	6/12/06	\$570,000	1180	460	7	1967	4	10500	N	N	12615 NE 32ND ST
003	154680	0015	5/5/04	\$384,000	1200	670	7	1966	4	10752	N	N	2425 127TH AVE NE
003	618920	0155	6/15/05	\$350,200	1210	440	7	1981	3	14250	Y	N	2523 124TH PL NE
003	020100	0330	7/1/05	\$499,000	1290	1100	7	1967	5	9250	N	N	3020 128TH AVE NE
003	020100	0330	2/7/06	\$700,000	1290	1100	7	1967	5	9250	N	N	3020 128TH AVE NE
003	020100	0080	8/16/05	\$490,000	1330	780	7	1967	5	10000	N	N	12722 NE 32ND ST
003	020100	0520	5/12/05	\$460,000	1330	830	7	1966	4	10120	N	N	2909 129TH AVE NE
003	020100	0450	8/2/04	\$459,000	1430	0	7	1967	5	6804	N	N	12917 NE 31ST ST
003	154660	0560	9/17/04	\$435,000	1500	0	7	1957	4	11305	N	N	12604 NE 29TH ST
003	154660	0540	7/1/05	\$575,000	1510	1130	7	1960	4	9282	N	N	12707 NE 30TH ST
003	020100	0590	4/21/05	\$570,000	1560	0	7	1967	5	9440	N	N	2913 130TH AVE NE
003	020100	0800	4/4/05	\$435,000	1560	0	7	1966	5	11250	N	N	3108 130TH AVE NE
003	222505	9145	11/9/05	\$1,210,000	1560	1560	7	1958	3	74487	N	N	3850 134TH AVE NE
003	062710	0080	8/20/05	\$745,000	1610	0	7	1959	4	37926	N	N	3835 138TH AVE NE
003	618920	0245	4/18/05	\$520,000	1670	720	7	1981	5	15000	N	N	2532 124TH PL NE
003	124150	0273	6/12/06	\$500,000	1800	0	7	1998	3	12000	N	N	6538 128TH AVE NE
003	222505	9162	10/20/04	\$645,000	2030	1560	7	1960	3	54450	N	N	2829 140TH AVE NE
003	212505	9128	11/10/04	\$575,000	2190	600	7	1979	4	54014	N	N	3408 116TH AVE NE
003	108890	0140	6/1/04	\$725,000	2310	0	7	1955	4	71438	N	N	24 BRIDLEWOOD CIR
003	154680	0045	10/26/06	\$350,000	1290	500	8	1959	3	9752	N	N	2613 127TH AVE NE
003	154660	0130	4/8/04	\$400,000	1400	600	8	1959	5	10115	N	N	3050 124TH AVE NE
003	154660	0130	1/22/05	\$580,000	1400	600	8	1959	5	10115	N	N	3050 124TH AVE NE
003	154660	0130	11/22/06	\$655,000	1400	600	8	1959	5	10115	N	N	3050 124TH AVE NE
003	933280	0250	8/29/06	\$615,000	1420	550	8	1965	4	8050	N	N	12801 NE 26TH PL
003	154660	0230	5/23/06	\$659,500	1420	620	8	1974	5	9520	N	N	3051 125TH AVE NE
003	154660	0460	10/26/05	\$495,000	1420	840	8	1974	5	11466	N	N	3023 128TH AVE NE
003	154680	0056	10/4/06	\$889,000	1430	1400	8	2006	3	9752	N	N	12623 NE 28TH ST
003	154660	0280	7/8/05	\$600,000	1430	620	8	1974	3	11600	N	N	12504 NE 30TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 68**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	618920	0355	6/20/06	\$390,400	1450	0	8	1955	4	13595	N	N	2650 126TH AVE NE
003	154660	0035	6/3/04	\$525,000	1490	700	8	1963	4	10395	N	N	3005 124TH AVE NE
003	154660	0020	8/17/05	\$610,150	1490	790	8	1973	4	12750	N	N	2909 124TH AVE NE
003	618920	0285	8/24/04	\$361,000	1600	0	8	1984	3	10993	N	N	12420 NE 24TH ST
003	866940	0050	10/6/06	\$850,000	1600	1130	8	1966	4	40500	N	N	13675 NE 42ND ST
003	866940	0290	11/24/04	\$615,000	1610	1100	8	1961	3	49658	N	N	4725 137TH AVE NE
003	154681	0050	12/28/04	\$456,000	1620	810	8	1977	4	11500	N	N	2407 130TH AVE NE
003	618920	0030	10/17/06	\$675,000	1680	0	8	1956	4	10800	N	N	2613 126TH AVE NE
003	212505	9097	12/21/06	\$562,000	1680	400	8	1959	3	12632	N	N	3057 124TH AVE NE
003	933280	0050	12/7/06	\$675,000	1730	450	8	1973	3	10400	N	N	12814 NE 28TH ST
003	222505	9206	7/18/06	\$865,000	1750	310	8	1967	4	44866	N	N	3439 134TH AVE NE
003	779600	0175	5/27/04	\$600,000	1770	0	8	1958	4	35524	N	N	6006 126TH AVE NE
003	618920	0025	8/23/06	\$599,950	1790	0	8	1955	3	10800	N	N	2545 126TH AVE NE
003	618920	0195	2/23/04	\$420,000	1820	0	8	1956	4	10800	N	N	12513 NE 25TH ST
003	222505	9144	11/9/05	\$846,000	1830	0	8	1959	4	48530	N	N	3830 134TH AVE NE
003	222505	9144	8/24/06	\$1,070,000	1830	0	8	1959	4	48530	N	N	3830 134TH AVE NE
003	154660	0070	7/20/06	\$789,000	1850	0	8	1958	5	10080	N	N	2911 124TH AVE NE
003	154660	0175	5/26/06	\$656,500	1900	0	8	1958	5	10710	N	N	2902 124TH AVE NE
003	379100	0010	7/20/04	\$660,000	1940	0	8	1962	3	33232	N	N	3002 134TH AVE NE
003	618920	0350	7/19/04	\$468,500	1980	0	8	1956	5	11997	N	N	2640 126TH AVE NE
003	222505	9165	11/18/04	\$675,000	2010	0	8	1991	3	43560	N	N	3211 140TH AVE NE
003	222505	9165	6/7/06	\$800,000	2010	0	8	1991	3	43560	N	N	3211 140TH AVE NE
003	154680	0025	8/17/04	\$499,950	2020	660	8	1959	4	10752	N	N	2439 127TH AVE NE
003	154660	0105	6/29/05	\$597,000	2030	0	8	1958	3	8800	N	N	12503 NE 29TH ST
003	154660	0100	5/27/05	\$535,000	2040	0	8	1958	3	11200	N	N	12427 NE 29TH ST
003	108890	0045	9/8/04	\$585,000	2070	0	8	1959	4	46173	N	N	5 BRIDLEWOOD CIR
003	678930	0076	4/7/06	\$673,000	2150	920	8	1967	4	43100	N	N	3320 122ND PL NE
003	618920	0330	9/15/04	\$563,500	2170	0	8	1957	4	14896	N	N	2806 126TH AVE NE
003	108890	0035	1/11/06	\$798,800	2180	0	8	1956	3	56192	N	N	21 BRIDLEWOOD CIR
003	154660	0265	4/3/06	\$798,800	2230	850	8	1978	4	9960	N	N	3060 125TH AVE NE
003	618920	0145	2/1/06	\$682,000	2280	960	8	1991	3	14194	Y	N	2603 124TH PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 68**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	108810	0110	6/2/04	\$755,000	2380	0	8	1973	4	35005	N	N	6007 136TH AVE NE
003	108810	0050	12/29/04	\$740,000	2540	470	8	1995	3	35010	N	N	13353 NE 61ST ST
003	154660	0115	3/9/05	\$485,000	2590	0	8	1957	4	11900	N	N	12519 NE 29TH ST
003	154660	0185	3/1/04	\$575,000	2760	0	8	1958	4	10710	N	N	12510 NE 29TH ST
003	933280	0280	11/10/04	\$580,000	2780	0	8	1966	4	10400	N	N	12903 NE 26TH PL
003	634500	0170	4/16/04	\$731,000	2850	0	8	1967	4	38920	N	N	13422 NE 47TH ST
003	678930	0070	11/29/06	\$928,000	2860	0	8	1966	5	43625	N	N	12212 NE 32ND ST
003	108890	0020	10/12/06	\$960,000	3090	0	8	1955	4	35726	N	N	30 BRIDLEWOOD CIR
003	933290	0020	3/28/06	\$679,000	1570	1300	9	1966	5	12325	N	N	12919 NE 25TH PL
003	172700	0710	2/18/04	\$485,000	1620	780	9	1968	5	14742	N	N	3316 129TH AVE NE
003	311710	0070	12/2/05	\$815,000	1660	600	9	1975	4	11050	N	N	13119 NE 25TH ST
003	866940	0090	5/3/05	\$660,000	1690	1690	9	1966	3	34625	N	N	13651 NE 42ND ST
003	866940	0210	4/27/04	\$770,000	1730	1690	9	1966	5	59677	N	N	4277 137TH AVE NE
003	666907	0030	5/25/05	\$595,000	1780	600	9	1984	3	7201	N	N	6807 126TH AVE NE
003	152505	9121	7/19/06	\$870,000	1870	1770	9	1958	4	37897	N	N	13242 NE 40TH ST
003	108810	0030	11/19/04	\$650,000	1920	860	9	1968	4	35130	N	N	13315 NE 61ST ST
003	108810	0370	4/1/05	\$650,000	1930	700	9	1976	4	35079	N	N	13206 NE 66TH ST
003	108810	0370	11/22/06	\$985,000	1930	700	9	1976	5	35079	N	N	13206 NE 66TH ST
003	172700	0630	9/12/05	\$699,900	1970	0	9	1972	5	15200	N	N	13008 NE 32ND PL
003	618920	0120	11/27/06	\$742,000	2000	310	9	1988	3	9600	N	N	12430 NE 27TH ST
003	108870	0150	9/22/05	\$739,000	2070	750	9	1999	3	12086	N	N	14341 NE 27TH ST
003	212505	9137	4/21/04	\$745,000	2070	0	9	1970	4	62290	N	N	3003 122ND PL NE
003	222505	9194	7/1/05	\$750,000	2080	0	9	1976	3	35031	N	N	3803 140TH AVE NE
003	666907	0260	5/17/06	\$725,000	2130	0	9	1985	3	7234	N	N	12629 NE 68TH PL
003	666907	0140	4/4/06	\$745,000	2170	0	9	1985	3	6544	N	N	6850 126TH AVE NE
003	311710	0120	8/26/05	\$564,000	2180	0	9	1975	4	12600	N	N	2511 131ST PL NE
003	666907	0180	9/23/05	\$636,951	2210	0	9	1985	3	7306	N	N	12610 NE 68TH PL
003	773241	0310	5/31/05	\$590,000	2220	0	9	1987	3	8101	N	N	14482 NE 58TH ST
003	172660	0250	12/5/06	\$720,000	2240	0	9	1975	4	12000	N	N	13018 NE 31ST PL
003	779610	0080	7/25/06	\$1,004,850	2260	0	9	1967	4	41984	N	N	6046 126TH AVE NE
003	666907	0050	10/2/05	\$615,000	2300	0	9	1985	3	6635	N	N	6823 126TH AVE NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 68**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	222505	9338	11/2/06	\$840,000	2350	0	9	1987	3	35125	N	N	2604 134TH AVE NE
003	108900	0230	8/3/06	\$749,500	2380	0	9	1975	4	12160	N	N	13004 NE 28TH ST
003	779600	0165	8/29/06	\$940,000	2380	0	9	1958	4	34773	N	N	6029 128TH AVE NE
003	666907	0290	11/10/05	\$649,500	2390	0	9	1984	3	7811	N	N	12605 NE 68TH ST
003	541570	0020	4/18/06	\$1,100,000	2420	1060	9	1974	5	34768	N	N	13450 NE 29TH PL
003	930440	0130	8/29/05	\$759,000	2430	0	9	1977	3	37250	N	N	13612 NE 26TH PL
003	773241	0430	4/21/05	\$640,000	2450	0	9	1987	3	7810	N	N	14595 NE 57TH ST
003	172700	0890	9/12/05	\$565,000	2460	0	9	1971	3	18034	N	N	12804 NE 35TH PL
003	773241	0260	8/11/06	\$780,000	2490	0	9	1988	3	8841	N	N	14522 NE 58TH ST
003	666907	0040	8/9/06	\$600,000	2500	0	9	1985	3	7217	N	N	6815 126TH AVE NE
003	773241	0330	3/4/05	\$578,000	2500	0	9	1987	3	9253	N	N	14501 NE 58TH ST
003	779600	0145	3/8/06	\$1,100,000	2500	0	9	1969	4	35520	N	N	6159 128TH AVE NE
003	172700	0220	10/3/06	\$840,000	2510	700	9	1972	3	47044	N	N	3809 127TH AVE NE
003	212505	9003	6/27/06	\$984,083	2510	0	9	1976	3	53578	N	N	12412 NE 37TH ST
003	152505	9173	6/9/05	\$850,000	2520	960	9	1968	4	55756	N	N	13520 NE 50TH ST
003	172660	0060	5/9/06	\$750,000	2540	0	9	1976	4	12000	N	N	3003 130TH PL NE
003	144550	0080	9/13/05	\$761,350	2540	1020	9	1966	4	36800	N	N	13663 NE 37TH PL
003	773241	0420	4/6/05	\$600,000	2590	0	9	1988	3	7720	N	N	14581 NE 57TH ST
003	172660	0020	10/22/04	\$650,000	2610	0	9	1975	4	12000	N	N	2815 130TH PL NE
003	172660	0170	5/26/04	\$520,000	2610	0	9	1975	4	12100	N	N	13123 NE 31ST PL
003	172660	0460	5/5/04	\$609,900	2640	0	9	1976	5	15000	N	N	13001 NE 28TH PL
003	133110	0130	6/7/05	\$825,000	2640	0	9	1971	4	35079	N	N	13422 NE 54TH PL
003	062710	0030	5/26/06	\$1,365,000	2670	2010	9	1967	5	35190	N	N	13641 NE 40TH ST
003	634500	0130	5/19/05	\$805,000	2700	0	9	1974	4	36100	N	N	13431 NE 47TH ST
003	172700	0850	5/3/04	\$615,000	2710	0	9	1969	4	15489	N	N	12821 NE 36TH ST
003	678970	0080	8/6/04	\$752,250	2710	0	9	1976	4	44431	N	N	12284 NE 37TH ST
003	803580	0020	4/12/05	\$715,000	2710	0	9	1981	3	52199	N	N	11730 NE 39TH ST
003	154660	0295	8/2/04	\$712,950	2730	0	9	2004	3	12781	N	N	3005 126TH AVE NE
003	779600	0090	1/14/05	\$1,000,000	2730	0	9	1995	3	35030	N	N	12821 NE 61ST ST
003	384850	0776	8/20/04	\$779,000	2770	0	9	1987	3	37211	N	N	6816 135TH CT NE
003	634500	0120	4/4/05	\$870,000	2780	0	9	1968	4	36720	N	N	13421 NE 47TH ST

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**Area 68**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	124270	0061	12/15/04	\$662,000	2790	1320	9	1995	3	25056	Y	N	12338 NE 24TH ST
003	311710	0130	8/2/04	\$585,000	2800	1230	9	1975	4	12825	N	N	2501 131ST PL NE
003	172700	1200	5/27/04	\$625,000	2850	0	9	1974	4	33200	N	N	13120 NE 33RD ST
003	152505	9223	5/26/04	\$770,000	2890	0	9	1977	4	34848	N	N	5265 140TH AVE NE
003	222505	9138	11/10/06	\$885,000	2940	0	9	1978	4	36590	N	N	3811 140TH AVE NE
003	212505	9135	4/7/06	\$850,000	2970	0	9	1970	4	43560	N	N	12108 NE 34TH ST
003	172700	1220	1/19/06	\$750,000	3020	0	9	1972	3	13650	N	N	13110 NE 33RD ST
003	124150	0241	9/8/05	\$775,000	3050	0	9	1996	3	8635	N	N	12706 NE 65TH ST
003	154660	0300	5/20/04	\$740,000	3090	0	9	2004	3	12891	N	N	3015 126TH AVE NE
003	154660	0305	3/29/04	\$719,950	3090	0	9	2004	3	13740	N	N	3035 126TH AVE NE
003	152505	9232	11/2/04	\$689,000	3130	1330	9	1978	4	37026	N	N	4202 140TH AVE NE
003	152505	9232	11/17/06	\$1,165,000	3130	1330	9	1978	4	37026	N	N	4202 140TH AVE NE
003	212505	9112	1/5/04	\$710,000	3150	0	9	1969	4	50094	N	N	3115 122ND PL NE
003	154660	0270	8/12/04	\$755,000	3170	0	9	2003	3	11186	N	N	3050 125TH AVE NE
003	172700	0070	6/21/04	\$768,000	3170	0	9	1969	4	47916	N	N	3610 130TH AVE NE
003	172700	0160	8/4/06	\$1,100,000	3170	1010	9	1969	4	57063	N	N	12814 NE 39TH ST
003	152505	9188	8/6/04	\$1,170,000	3170	0	9	1970	4	64170	N	N	13231 NE 50TH ST
003	152505	9188	9/21/06	\$1,325,000	3170	0	9	1970	4	64170	N	N	13231 NE 50TH ST
003	154660	0275	1/20/04	\$789,950	3230	0	9	2003	3	11305	N	N	3042 125TH AVE NE
003	222505	9358	6/27/05	\$810,000	3240	0	9	2002	3	16702	N	N	2648 140TH AVE NE
003	124270	0009	2/7/05	\$749,950	3250	0	9	2003	3	13397	N	N	2648 116TH AVE NE
003	124270	0001	7/19/04	\$749,950	3250	0	9	2003	3	15647	N	N	2646 116TH AVE NE
003	124270	0003	11/16/04	\$749,950	3260	0	9	2003	3	10505	N	N	2640 116TH AVE NE
003	933280	0010	6/24/05	\$662,000	3270	0	9	1965	4	10400	N	N	12926 NE 28TH ST
003	124270	0052	5/19/05	\$855,000	3270	0	9	1941	4	52272	N	N	2750 122ND PL NE
003	108810	0340	1/29/04	\$630,000	3300	0	9	1967	4	34593	N	N	6341 133RD AVE NE
003	124150	0228	3/28/06	\$814,876	3350	0	9	2006	3	8888	N	N	6842 128TH AVE NE
003	172660	0090	6/9/04	\$705,100	3400	0	9	1976	4	12600	N	N	3023 130TH PL NE
003	133110	0020	8/22/05	\$800,000	3420	0	9	1971	4	35670	N	N	13211 NE 54TH PL
003	108890	0050	2/4/05	\$950,000	3440	0	9	1960	4	54885	N	N	7 BRIDLEWOOD CIR
003	172700	0530	3/1/06	\$1,059,000	3470	0	9	1970	4	39000	N	N	3311 131ST AVE NE

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**Area 68**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	172660	0150	5/16/05	\$740,000	3510	0	9	1976	4	12000	N	N	3106 130TH PL NE
003	152505	9155	8/10/04	\$789,950	3510	0	9	1941	5	39639	N	N	4617 140TH AVE NE
003	773241	0080	5/16/06	\$779,950	3560	0	9	1987	3	10721	N	N	5847 147TH AVE NE
003	803580	0090	11/3/04	\$1,010,000	3590	0	9	1983	3	44249	N	N	3906 116TH AVE NE
003	124270	0062	3/15/04	\$648,800	3730	0	9	1995	3	25570	Y	N	12340 NE 24TH ST
003	124270	0062	11/3/05	\$799,000	3730	0	9	1995	3	25570	Y	N	12340 NE 24TH ST
003	124270	0004	4/11/05	\$915,000	4170	0	9	2003	3	13911	N	N	2612 116TH AVE NE
003	152505	9164	3/31/05	\$965,000	1940	1150	10	1995	3	52272	N	N	13433 NE 45TH ST
003	172700	0300	10/22/04	\$685,000	1970	960	10	1972	3	40500	N	N	12805 NE 36TH ST
003	172700	0300	5/2/06	\$902,000	1970	960	10	1972	3	40500	N	N	12805 NE 36TH ST
003	613750	0010	1/3/06	\$897,500	2090	790	10	1981	3	39195	N	N	4000 142ND PL NE
003	212505	9123	5/15/06	\$897,500	2100	1850	10	1969	3	44431	N	N	12425 NE 39TH ST
003	946470	0160	2/21/06	\$839,000	2150	630	10	1979	3	35316	N	N	3602 142ND PL NE
003	618920	0295	8/17/05	\$740,000	2220	0	10	1991	5	11305	N	N	12440 NE 24TH ST
003	222505	9230	1/12/05	\$715,000	2220	2210	10	1978	4	34848	N	N	13445 NE 27TH PL
003	613750	0020	5/10/04	\$700,000	2280	570	10	1981	3	37516	N	N	14216 NE 40TH PL
003	108870	0180	2/8/05	\$585,000	2337	0	10	1988	3	11708	N	N	14354 NE 27TH ST
003	280630	0130	6/15/04	\$637,500	2390	0	10	1981	4	34980	N	N	13718 NE 36TH PL
003	770195	0110	3/13/06	\$900,000	2390	0	10	1980	3	39480	N	N	13855 NE 34TH PL
003	946470	0080	12/7/06	\$956,468	2430	730	10	1979	4	31828	N	N	3806 142ND PL NE
003	152505	9250	5/24/06	\$895,000	2430	680	10	1982	3	40817	N	N	5013 140TH AVE NE
003	946470	0410	6/29/06	\$975,000	2470	700	10	1978	4	36400	N	N	3006 142ND PL NE
003	124270	0055	2/16/06	\$950,000	2470	1170	10	1996	3	73377	N	N	12342 NE 26TH ST
003	678970	0055	5/4/05	\$900,000	2480	1800	10	1962	4	47044	Y	N	3705 122ND AVE NE
003	176260	0070	7/14/05	\$845,000	2570	1310	10	1984	3	35003	N	N	4114 118TH AVE NE
003	280630	0140	12/30/05	\$930,000	2660	480	10	1975	4	34980	N	N	13706 NE 36TH ST
003	946470	0100	4/21/04	\$625,000	2670	0	10	1979	4	35316	N	N	3708 142ND PL NE
003	108870	0090	5/13/04	\$575,000	2710	0	10	1988	3	9280	N	N	14201 NE 27TH ST
003	108870	0090	3/21/06	\$772,000	2710	0	10	1988	3	9280	N	N	14201 NE 27TH ST
003	108870	0370	8/9/05	\$695,000	2760	0	10	1987	3	10090	N	N	2741 142ND PL NE
003	176260	0030	3/8/05	\$932,500	2760	1000	10	1986	3	38757	N	N	11711 NE 41ST ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 68**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	108870	0500	6/16/05	\$689,250	2790	0	10	1988	3	16762	N	N	14020 NE 27TH ST
003	222505	9216	7/25/06	\$949,630	2790	0	10	2006	3	36146	N	N	13419 NE 37TH PL
003	176260	0310	1/10/06	\$938,000	2810	0	10	1984	3	28093	N	N	4143 118TH AVE NE
003	108875	0100	1/2/04	\$575,600	2840	0	10	1994	3	10965	N	N	2378 127TH AVE NE
003	280630	0030	1/7/04	\$810,000	2840	1210	10	1975	5	35145	N	N	13819 NE 36TH ST
003	280630	0030	4/15/05	\$895,000	2840	1210	10	1975	5	35145	N	N	13819 NE 36TH ST
003	212505	9170	5/11/04	\$720,000	2850	640	10	1989	3	31806	N	N	3005 120TH AVE NE
003	108870	0300	9/20/04	\$600,000	2870	0	10	1988	3	11912	N	N	2794 142ND PL NE
003	770195	0120	2/4/05	\$829,000	2870	950	10	1980	4	39040	N	N	13901 NE 34TH PL
003	108570	0040	1/28/04	\$880,000	2870	1730	10	1982	3	41976	N	N	11801 NE 36TH PL
003	212505	9054	8/3/06	\$1,352,000	2880	0	10	1977	4	53578	N	N	11704 NE 34TH ST
003	750100	0060	6/5/06	\$821,000	2920	0	10	1990	3	13654	N	N	4712 117TH PL NE
003	152505	9079	8/14/06	\$1,199,850	2950	0	10	1974	4	43560	N	N	4445 140TH AVE NE
003	108870	0060	5/4/04	\$568,300	2980	0	10	1987	3	16675	N	N	14159 NE 27TH ST
003	176260	0060	7/28/04	\$874,000	3080	0	10	1988	3	39305	N	N	4100 118TH AVE NE
003	108870	0430	4/26/05	\$717,000	3100	0	10	1988	4	9001	N	N	2713 142ND PL NE
003	108870	0430	6/22/06	\$835,000	3100	0	10	1988	4	9001	N	N	2713 142ND PL NE
003	108870	0430	12/1/06	\$1,099,000	3100	0	10	1988	4	9001	N	N	2713 142ND PL NE
003	750100	0430	12/14/04	\$662,000	3110	0	10	1990	3	15665	N	N	4810 117TH PL NE
003	750100	0120	4/7/06	\$755,000	3150	0	10	1990	3	11507	N	N	11809 NE 48TH PL
003	750100	0300	12/5/05	\$884,000	3150	0	10	1988	3	11875	N	N	4816 118TH AVE NE
003	750100	0300	12/5/05	\$884,000	3150	0	10	1988	3	11875	N	N	4816 118TH AVE NE
003	176260	0190	10/25/05	\$950,000	3170	0	10	1988	3	47502	N	N	4149 117TH AVE NE
003	613750	0330	11/23/05	\$780,000	3200	0	10	1981	3	32970	N	N	14201 NE 40TH PL
003	212505	9162	7/26/04	\$788,000	3200	0	10	1977	3	44011	N	N	3535 122ND AVE NE
003	108870	0320	9/1/05	\$700,000	3220	0	10	1989	3	14285	N	N	2783 142ND PL NE
003	152505	9224	11/8/05	\$700,000	3220	0	10	1981	4	33522	N	N	4611 140TH AVE NE
003	773265	0020	12/14/06	\$985,000	3230	0	10	1999	3	10600	N	N	14495 NE 57TH ST
003	152505	9200	8/1/06	\$1,015,000	3280	0	10	1971	4	47916	N	N	13401 NE 50TH ST
003	606130	0070	6/14/05	\$975,000	3290	0	10	1969	4	35820	N	N	13406 NE 36TH ST
003	946470	0420	4/1/06	\$886,000	3300	1100	10	1978	4	32250	N	N	3002 142ND PL NE

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**Area 68**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	773265	0070	8/24/05	\$830,000	3320	0	10	2000	3	11027	N	N	14561 NE 57TH ST
003	946470	0030	2/23/04	\$625,000	3320	0	10	1979	4	32046	N	N	3908 142ND PL NE
003	108875	0030	7/11/06	\$925,000	3340	0	10	1994	3	9900	Y	N	2351 127TH AVE NE
003	750100	0200	9/28/05	\$835,000	3360	0	10	1992	4	15823	N	N	4916 119TH PL NE
003	222505	9220	1/6/06	\$825,000	3390	530	10	1972	4	35283	N	N	13419 NE 27TH ST
003	613750	0030	12/15/05	\$1,015,000	3400	0	10	1981	3	34475	N	N	4008 143RD PL NE
003	779600	0020	9/9/04	\$832,000	3400	0	10	1988	3	34958	N	N	6125 132ND AVE NE
003	666910	0100	12/12/06	\$1,300,000	3410	0	10	1977	4	37125	N	N	13109 NE 38TH PL
003	176260	0240	9/20/06	\$914,000	3420	780	10	1985	3	35000	N	N	4107 117TH AVE NE
003	176260	0280	9/28/04	\$874,000	3430	0	10	1984	3	28718	N	N	4113 118TH AVE NE
003	176260	0280	6/16/05	\$960,000	3430	0	10	1984	3	28718	N	N	4113 118TH AVE NE
003	176260	0120	7/14/05	\$1,060,000	3440	0	10	1984	4	35230	N	N	4146 118TH AVE NE
003	108870	0020	7/11/06	\$817,000	3460	0	10	1987	3	17107	N	N	14033 NE 27TH ST
003	108870	0360	4/27/05	\$780,000	3500	0	10	1987	3	14367	N	N	2749 142ND PL NE
003	770195	0100	6/12/06	\$1,150,000	3500	0	10	1980	4	47044	N	N	13775 NE 34TH PL
003	280630	0100	3/17/04	\$820,000	3540	390	10	1975	4	34980	N	N	13614 NE 36TH PL
003	678970	0005	11/3/04	\$895,000	3540	370	10	1965	5	45738	N	N	12410 NE 39TH ST
003	172700	1230	11/30/05	\$1,000,000	3600	0	10	1985	3	13300	N	N	13102 NE 33RD ST
003	222505	9290	9/15/05	\$1,168,000	3600	0	10	1978	3	35283	N	N	13413 NE 27TH ST
003	189670	0110	7/21/06	\$1,169,500	3640	0	10	1978	5	37760	N	N	13404 NE 28TH ST
003	222505	9291	4/13/04	\$664,000	3680	0	10	1978	4	37026	Y	N	13431 NE 27TH ST
003	154660	0355	5/25/05	\$959,950	3720	0	10	2004	3	14794	N	N	3020 126TH AVE NE
003	108870	0480	1/20/06	\$938,800	3730	0	10	1987	3	13438	N	N	14064 NE 27TH ST
003	946470	0500	6/22/04	\$950,000	3740	120	10	1981	4	35098	N	N	3205 142ND PL NE
003	946470	0450	12/1/05	\$868,000	3770	0	10	1978	4	34400	N	N	14104 NE 30TH PL
003	750100	0410	11/18/05	\$845,000	3800	0	10	1990	3	11651	N	N	11708 NE 48TH PL
003	108870	0050	7/19/06	\$752,550	3880	0	10	1988	3	12858	N	N	14145 NE 27TH ST
003	152505	9209	2/22/04	\$725,000	3990	0	10	1974	4	35090	N	N	13824 NE 44TH PL
003	770195	0030	4/1/05	\$890,000	4000	0	10	1982	3	37071	N	N	13850 NE 34TH PL
003	106550	0090	7/27/05	\$910,000	4010	0	10	1975	3	36764	N	N	13615 NE 48TH PL
003	678930	0015	2/22/05	\$1,525,000	4110	0	10	1975	4	52381	N	N	2820 122ND PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 68**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	172700	0750	4/13/06	\$1,450,000	4210	0	10	2005	3	14960	N	N	3424 129TH AVE NE
003	108810	0190	11/3/06	\$1,265,000	4230	0	10	1978	4	35078	N	N	6134 133RD AVE NE
003	666910	0020	12/6/04	\$1,130,000	4560	1500	10	1978	4	34000	N	N	12950 NE 39TH ST
003	613750	0090	6/30/04	\$1,100,000	4820	0	10	1981	4	37648	N	N	4430 143RD PL NE
003	176260	0300	5/5/04	\$860,000	4930	0	10	1984	3	28002	N	N	4133 118TH AVE NE
003	666910	0160	5/13/05	\$890,000	4930	0	10	1977	5	42775	N	N	3905 132ND AVE NE
003	172785	0150	12/5/05	\$1,025,000	2760	1400	11	1984	4	17157	N	N	3340 126TH AVE NE
003	212505	9196	6/13/06	\$1,150,000	3140	568	11	2001	3	10501	N	N	12868 NE 24TH ST
003	108570	0030	4/22/04	\$765,000	3140	0	11	1993	3	39360	N	N	11755 NE 36TH PL
003	172785	0340	3/29/05	\$800,000	3200	0	11	1984	3	13729	N	N	3330 126TH AVE NE
003	678930	0035	5/12/06	\$2,195,000	3240	1780	11	2005	3	45600	N	N	3020 122ND PL NE
003	794125	0020	8/1/05	\$990,000	3250	0	11	1987	3	43357	N	N	14024 NE 32ND PL
003	154250	0070	4/10/06	\$1,090,000	3270	480	11	1978	4	43560	N	N	5009 134TH PL NE
003	133170	0030	5/2/06	\$915,000	3330	0	11	1997	3	35352	N	N	13549 NE 54TH PL
003	172785	0320	2/23/04	\$805,000	3490	0	11	1984	4	14130	N	N	3390 126TH AVE NE
003	154250	0050	7/7/05	\$950,000	3490	0	11	1981	3	35200	N	N	13303 NE 51ST PL
003	154250	0160	4/16/04	\$796,000	3530	0	11	1980	3	34638	N	N	13200 NE 51ST PL
003	154250	0150	6/28/04	\$899,000	3650	0	11	1977	5	35114	N	N	13306 NE 51ST PL
003	172785	0080	7/27/04	\$810,000	3720	970	11	1986	3	16466	N	N	3285 126TH AVE NE
003	678930	0055	11/1/04	\$1,320,000	3810	1080	11	1989	3	40000	N	N	12211 NE 32ND ST
003	172785	0210	7/8/05	\$965,000	3860	840	11	1986	4	12570	N	N	3480 126TH AVE NE
003	384850	0780	6/28/06	\$1,265,000	3940	0	11	1990	3	40026	N	N	6715 134TH CT NE
003	384850	0775	8/4/05	\$945,000	3980	0	11	1990	3	40002	N	N	6725 134TH CT NE
003	384850	0775	8/22/06	\$1,100,000	3980	0	11	1990	3	40002	N	N	6725 134TH CT NE
003	108570	0060	8/22/06	\$1,270,000	4000	440	11	1986	3	53116	Y	N	11950 NE 36TH PL
003	152505	9260	2/26/04	\$1,325,000	4120	0	11	2003	3	35903	N	N	4016 134TH AVE NE
003	212505	9118	2/25/04	\$1,050,000	4140	0	11	1990	3	46609	N	N	3005 122ND PL NE
003	131047	0010	8/25/04	\$1,070,000	4150	0	11	1989	3	37531	N	N	13978 NE 31ST PL
003	133170	0040	2/4/04	\$865,000	4190	0	11	1987	3	35262	N	N	13553 NE 54TH PL
003	152505	9237	2/2/05	\$1,605,500	4200	1020	11	2004	3	35283	N	N	4200 132ND AVE NE
003	279490	0110	8/4/04	\$975,000	4240	0	11	1978	4	33471	N	N	13406 NE 32ND PL

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	279490	0050	10/4/05	\$1,140,000	4260	0	11	1972	3	30450	N	N	13413 NE 32ND LN
003	222505	9316	12/9/05	\$1,230,000	4270	0	11	1983	4	41734	N	N	3235 134TH AVE NE
003	222505	9354	8/8/05	\$1,395,500	4320	0	11	1996	3	35549	N	N	3834 134TH AVE NE
003	212505	9065	7/31/06	\$1,750,000	4420	0	11	2000	3	43560	N	N	2812 120TH AVE NE
003	212505	9195	9/7/05	\$1,250,000	4490	0	11	2002	3	9084	N	N	12894 NE 24TH ST
003	222505	9319	3/2/04	\$1,006,337	4720	0	11	1982	5	35194	N	N	3441 134TH AVE NE
003	152505	9248	1/21/05	\$1,247,000	4760	0	11	1999	3	51245	N	N	5327 140TH AVE NE
003	613750	0100	10/14/04	\$1,225,000	4930	0	11	1982	5	42476	N	N	4440 143RD AVE NE
003	124270	0047	3/31/05	\$1,600,000	3840	2240	12	2002	3	44431	N	N	12026 NE 26TH PL
003	132900	0020	10/24/05	\$1,920,000	4170	1880	12	2001	3	38119	N	N	13774 NE 32ND PL
003	280630	0065	5/20/05	\$1,600,000	4430	0	12	1998	3	31353	N	N	13655 NE 36TH PL
003	132900	0030	6/6/05	\$1,665,000	4490	0	12	1998	3	34982	N	N	13752 NE 32ND PL
003	222505	9335	4/19/06	\$1,825,000	4577	500	12	1988	3	41075	N	N	2831 134TH AVE NE
003	222505	9004	7/5/05	\$1,525,000	4580	0	12	2002	3	102801	N	N	3438 140TH AVE NE
003	133170	0100	5/31/05	\$1,360,000	4750	220	12	1988	4	34560	N	N	13560 NE 54TH PL
003	946470	0150	11/22/05	\$1,200,000	4850	0	12	1982	4	35316	N	N	3606 142ND PL NE
003	634500	0190	2/23/04	\$1,800,000	5390	0	12	2003	3	38920	N	N	13266 NE 47TH ST
003	779600	0080	9/12/06	\$3,100,000	5800	0	12	2000	3	34800	N	N	12929 NE 61ST PL
003	132900	0010	2/24/05	\$1,700,000	5830	0	12	2000	3	37525	N	N	13850 NE 32ND PL
003	152505	9148	5/10/06	\$2,450,000	5830	0	12	2005	3	40075	N	N	4710 140TH AVE NE
003	212505	9081	3/3/04	\$2,250,000	5830	0	12	2003	3	60112	N	N	2823 122ND PL NE
003	222505	9066	8/9/06	\$2,523,066	5870	0	12	2006	3	40510	N	N	3207 134TH AVE NE
003	162505	9041	9/9/05	\$2,175,000	5940	0	12	1991	3	40650	N	N	11828 NE 41ST LN
003	779600	0115	3/13/06	\$3,100,000	7330	0	12	2005	3	36200	N	N	12830 NE 61ST ST
003	131047	0020	12/21/06	\$1,485,000	3920	0	13	1989	3	35271	N	N	13960 NE 31ST PL
003	131047	0090	9/21/05	\$1,620,000	4470	0	13	1996	3	35396	N	N	13953 NE 31ST PL
003	222505	9351	2/1/05	\$1,550,000	4860	0	13	1996	3	43861	N	N	13652 NE 37TH PL
003	779600	0160	11/29/04	\$2,000,000	5320	0	13	2000	3	38770	N	N	6111 128TH AVE NE
003	222505	9035	8/15/05	\$3,250,000	6450	0	13	1996	3	71438	N	N	3005 134TH AVE NE
006	068500	0200	4/25/05	\$481,600	1080	1060	7	2004	3	7859	N	N	2316 100TH AVE NE
006	068500	0200	8/4/05	\$649,950	1080	1060	7	2004	3	7859	N	N	2316 100TH AVE NE

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**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	856240	0020	3/8/05	\$540,000	1390	0	7	1998	3	8547	N	N	10436 NE 15TH ST
006	664290	0040	12/9/05	\$885,000	1460	990	7	2002	3	10200	N	N	10011 NE 28TH PL
006	068500	0290	8/9/05	\$630,000	1630	0	7	2003	3	7808	N	N	2317 103RD AVE NE
006	068500	0030	10/20/05	\$735,825	1720	0	7	2005	3	9046	N	N	10037 NE 23RD ST
006	808540	0420	12/14/06	\$1,020,000	1730	0	7	1999	3	9656	N	N	9815 NE 28TH ST
006	066300	0045	10/12/05	\$700,000	2090	0	7	2003	3	14356	N	N	10435 NE 17TH ST
006	666900	0110	9/16/05	\$699,950	1540	700	8	1968	4	9976	N	N	10814 NE 19TH PL
006	796390	0155	8/24/05	\$665,000	1550	860	8	1976	3	11790	N	N	2224 109TH AVE NE
006	634400	0155	5/26/06	\$825,000	1560	0	8	2003	3	9216	N	N	10619 NE 17TH ST
006	634400	0155	11/20/06	\$875,000	1560	0	8	2003	3	9216	N	N	10619 NE 17TH ST
006	643350	0070	6/22/05	\$570,000	1590	1220	8	1967	5	13724	N	N	2727 101ST PL NE
006	643350	0070	7/3/06	\$800,000	1590	1220	8	1967	5	13724	N	N	2727 101ST PL NE
006	643350	0070	12/6/06	\$1,050,000	1590	1220	8	1967	5	13724	N	N	2727 101ST PL NE
006	643350	0030	9/1/05	\$615,000	1600	590	8	1967	4	11774	N	N	10035 NE 27TH ST
006	138910	0030	4/21/05	\$610,000	1610	860	8	1979	3	10144	N	N	10701 NE 19TH PL
006	808540	0370	9/19/06	\$885,000	1640	1120	8	1954	4	9384	N	N	9815 NE 29TH ST
006	796390	0115	6/16/06	\$860,000	1650	500	8	1958	4	12298	N	N	1962 109TH AVE NE
006	796390	0005	11/8/04	\$613,800	1680	900	8	1956	5	13970	N	N	10809 NE 20TH ST
006	643350	0020	4/7/04	\$680,000	1720	1590	8	1967	5	11747	N	N	10029 NE 27TH ST
006	068690	0050	12/27/06	\$749,000	1840	1740	8	1966	5	18415	N	N	2646 109TH PL NE
006	202505	9083	10/6/05	\$739,000	1840	710	8	1993	4	40072	N	N	2601 104TH AVE NE
006	202505	9083	8/28/06	\$870,000	1840	710	8	1993	4	40072	N	N	2601 104TH AVE NE
006	808540	0366	10/4/05	\$758,000	1970	760	8	1968	4	9384	N	N	9827 NE 29TH ST
006	024900	0220	11/21/05	\$720,000	2010	0	8	2005	3	10350	N	N	10536 NE 24TH ST
006	070800	0080	4/13/05	\$700,000	2100	0	8	1954	5	9588	N	N	10630 NE 14TH ST
006	070800	0080	4/13/05	\$700,000	2100	0	8	1954	5	9588	N	N	10630 NE 14TH ST
006	953440	0060	3/8/06	\$830,000	2140	0	8	2004	3	9751	N	N	10253 NE 22ND PL
006	808540	0211	4/22/05	\$770,000	2220	0	8	1993	4	9384	N	N	9837 NE 30TH ST
006	070800	0050	1/16/04	\$761,957	2240	950	8	2003	3	8475	N	N	1511 106TH AVE NE
006	068680	0100	10/16/06	\$868,000	2260	1100	8	1975	4	21060	N	N	11021 NE 26TH PL
006	808540	0586	7/10/06	\$1,050,000	2500	0	8	1974	3	18225	N	N	9818 NE 24TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 68**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	068680	0055	6/19/06	\$537,500	1570	0	9	1953	3	20875	N	N	2636 110TH AVE NE
006	643350	0080	12/6/04	\$650,000	1590	1440	9	1974	3	16045	N	N	2720 101ST PL NE
006	068680	0060	7/6/04	\$565,000	2150	0	9	1953	4	19908	N	N	2610 110TH AVE NE
006	068680	0080	4/27/04	\$769,000	2370	0	9	2003	3	11100	N	N	11040 NE 26TH PL
006	068500	0170	2/25/05	\$690,000	2700	0	9	2001	3	8442	N	N	10115 NE 24TH ST
006	808540	0490	6/15/06	\$1,245,000	2770	0	9	2002	3	8100	N	N	9832 NE 26TH ST
006	664590	0105	3/7/05	\$904,000	2920	0	9	1997	3	10211	N	N	10058 NE 29TH PL
006	796390	0135	6/2/04	\$799,000	2970	1410	9	1958	4	12960	N	N	2030 109TH AVE NE
006	202505	9219	12/22/06	\$1,287,000	3080	0	9	1999	3	15690	N	N	10020 NE 27TH ST
006	808540	0240	6/28/04	\$855,000	3170	0	9	1993	4	9384	N	N	9836 NE 29TH ST
006	068690	0020	5/9/05	\$1,110,000	1900	1230	10	2004	3	26569	N	N	2625 109TH PL NE
006	773750	0130	3/2/05	\$882,500	2620	0	10	1993	3	14158	N	N	1246 108TH AVE NE
006	773750	0020	3/2/05	\$895,000	2650	0	10	1993	3	8151	N	N	1410 108TH AVE NE
006	953360	0020	4/17/06	\$1,400,000	2760	1880	10	2005	3	10260	N	N	10026 NE 22ND PL
006	808540	0425	5/12/04	\$874,000	2800	0	10	1993	4	8152	N	N	2722 98TH AVE NE
006	292505	9352	2/7/05	\$916,838	3080	0	10	1989	3	13532	N	N	2204 108TH AVE NE
006	664290	0060	5/17/04	\$924,667	3190	0	10	2001	3	10176	N	N	10008 NE 28TH PL
006	808540	0465	11/16/06	\$1,386,000	3250	0	10	2005	3	8100	N	N	9833 NE 27TH ST
006	325050	0005	9/22/04	\$1,165,000	3710	0	10	2004	3	11904	N	N	9857 NE 20TH ST
006	070800	0020	4/26/05	\$1,140,000	3720	0	10	2005	3	8710	N	N	10622 NE 16TH ST
006	953410	0105	8/7/06	\$1,599,950	3720	0	10	2006	3	10556	N	N	10516 20TH PL NE
006	025000	0330	12/2/05	\$1,285,000	4000	0	10	2005	3	8400	N	N	2510 108TH AVE NE
006	292505	9299	9/24/04	\$980,000	4010	0	10	2000	3	10018	N	N	1528 108TH AVE NE
006	025000	0270	9/17/06	\$1,566,000	4200	0	10	2000	3	9430	N	N	10706 NE 24TH ST
006	507840	0155	7/6/05	\$1,539,000	3340	0	11	2001	3	15730	Y	N	1334 100TH AVE NE
006	070800	0180	9/1/05	\$1,460,654	3350	0	11	2005	3	9000	N	N	10465 NE 15TH ST
006	202505	9274	2/15/05	\$1,395,000	3380	1940	11	2004	3	10006	N	N	2618 100TH AVE NE
006	507840	0160	7/2/04	\$1,350,000	3390	1010	11	2003	3	15500	Y	N	1404 100TH AVE NE
006	278580	0035	11/4/05	\$1,375,000	3400	0	11	2005	3	12250	N	N	2615 102ND AVE NE
006	068660	0100	9/17/04	\$1,675,000	3580	0	11	1998	3	52707	N	N	2560 109TH PL NE
006	808600	0090	7/22/05	\$1,500,000	3730	0	11	2005	3	11057	N	N	9840 NE 22ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 68**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	808600	0090	10/26/05	\$1,515,000	3730	0	11	2005	3	11057	N	N	9840 NE 22ND ST
006	325050	0055	8/30/04	\$1,306,960	3740	0	11	2004	3	11785	N	N	9818 NE 19TH ST
006	634400	0170	4/12/06	\$1,460,000	3890	0	11	2006	3	9249	N	N	10601 NE 17TH ST
006	507840	0145	10/18/06	\$1,920,000	4030	980	11	2005	3	9800	Y	N	1308 100TH AVE NE
006	808540	0590	4/7/05	\$1,377,500	4130	0	11	2001	3	14175	N	N	9830 NE 24TH ST
006	808540	0560	9/21/06	\$2,100,000	4140	0	11	2001	3	16200	N	N	9843 NE 25TH ST
006	202620	0035	4/20/05	\$2,650,000	4200	0	11	1998	3	51358	N	N	7 106TH AVE NE
006	664590	0040	12/6/05	\$1,500,000	4220	0	11	2005	3	10209	N	N	10031 NE 29TH PL
006	808540	0600	6/21/06	\$1,610,000	4220	0	11	1992	4	17010	N	N	2401 100TH AVE NE
006	507840	0030	7/20/04	\$1,562,500	3890	1720	12	2002	3	10413	Y	N	10045 NE 13TH ST
006	507840	0030	7/20/04	\$1,562,500	3890	1720	12	2002	3	10413	Y	N	10045 NE 13TH ST
006	808540	0555	3/24/05	\$1,799,000	4340	0	12	2001	3	16740	N	N	2421 100TH AVE NE
006	808540	0555	9/12/06	\$2,250,000	4340	0	12	2001	3	16740	N	N	2421 100TH AVE NE
006	507840	0170	4/17/05	\$1,899,950	4710	0	12	2004	3	8925	Y	N	10024 NE 13TH ST
006	325050	0010	4/21/05	\$1,695,000	5030	0	12	2005	3	11700	N	N	1911 100TH AVE NE
006	202620	0055	9/12/05	\$2,800,000	6560	0	12	2005	3	35481	N	N	11 106TH AVE NE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 68**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	020100	0380	4/15/04	\$489,500	DIAGNOSTIC OUTLIER
003	020100	0390	2/23/06	\$515,000	PREVIMP<=25K
003	020100	0390	5/15/06	\$595,000	PREVIMP<=25K
003	020100	0600	11/9/04	\$372,000	PREVIMP<=25K
003	020100	0670	6/20/05	\$385,000	PREVIMP<=25K;RELATED PARTY
003	062710	0080	6/30/05	\$385,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	066280	0070	3/6/06	\$1,035,000	IMP COUNT
003	068760	0070	2/11/04	\$625,000	DIAGNOSTIC OUTLIER
003	068760	0120	11/9/05	\$221,194	DOR RATIO;RELATED PARTY, FRIEND; OTHER WARNINGS
003	108810	0160	8/11/05	\$153,000	DOR RATIO;RELATED PARTY
003	108875	0030	4/5/04	\$214,613	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	108900	0060	10/31/06	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	124150	0215	8/3/05	\$350,000	DOR RATIO;MOBILE HOME
003	124150	0226	12/6/04	\$233,000	PREVIMP<=25K
003	124150	0226	1/30/06	\$300,000	PREVIMP<=25K
003	124150	0228	7/12/05	\$285,000	DOR RATIO
003	124270	0046	9/20/04	\$249,900	PREVIMP<=25K;EST ADMIN; EXEMPT FROM EXCISE TAX
003	124270	0051	7/28/06	\$1,100,000	IMP COUNT;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
003	124270	0085	9/28/04	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	133110	0080	7/6/05	\$800,500	%COMPL
003	133170	0070	2/10/05	\$425,000	%COMPL
003	133170	0120	5/6/04	\$610,000	DIAGNOSTIC OUTLIER
003	152505	9148	10/27/04	\$433,000	DOR RATIO
003	152505	9205	7/14/04	\$950,000	%COMPL
003	152505	9246	4/23/04	\$131,346	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	152505	9263	10/27/06	\$2,700,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	154680	0056	10/6/05	\$470,000	DIAGNOSTIC OUTLIER
003	154680	0075	3/28/05	\$89,878	DOR RATIO;EXEMPT EXCISE TAX; OTHER WARNINGS
003	172505	9090	8/22/05	\$505,000	DIAGNOSTIC OUTLIER
003	172660	0460	1/12/04	\$459,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	172700	0030	12/18/04	\$576,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	172700	0470	10/8/04	\$695,000	DIAGNOSTIC OUTLIER
003	172700	1180	9/8/06	\$745,000	EXEMPT FROM EXCISE TAX
003	189670	0020	9/16/04	\$350,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	189670	0100	6/7/05	\$975,000	UNFIN AREA
003	212505	9012	7/27/06	\$650,000	PREVIMP<=25K
003	212505	9111	5/14/04	\$840,000	IMP COUNT;RELATED PARTY, FRIEND, OR NEIGHBOR
003	212505	9112	4/23/04	\$460,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
003	212505	9153	3/10/05	\$870,000	OBSOL
003	222505	9064	5/18/05	\$1,000,000	IMP COUNT
003	222505	9064	8/8/06	\$1,327,000	IMP COUNT
003	222505	9066	7/26/05	\$119,699	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	222505	9087	5/31/06	\$840,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	222505	9094	5/23/06	\$750,000	%COMPL
003	222505	9110	3/31/06	\$2,000,000	DIAGNOSTIC OUTLIER

***Improved Sales Removed from this Annual Update Analysis***  
**Area 68**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	222505	9121	4/29/05	\$674,950	DOR RATIO
003	222505	9156	2/26/04	\$540,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	222505	9183	6/23/04	\$720,000	IMP COUNT
003	222505	9352	7/27/04	\$1,400,000	ESTATE ADMIN; BANKRUPTCY; OTHER WARNINGS
003	279490	0030	10/14/04	\$683,000	DIAGNOSTIC OUTLIER
003	280630	0110	9/15/05	\$213,500	DOR RATIO;PARTIAL INTEREST; OTHER WARNINGS
003	304170	0365	11/15/06	\$161,250	EXEMPT EXCISE TAX; RELATED PARTY; OTHER WARNINGS
003	304170	0385	8/2/05	\$259,000	DIAGNOSTIC OUTLIER
003	606130	0030	5/7/04	\$54,313	DOR RATIO; PARTIAL INTEREST; OTHER WARNINGS
003	618920	0270	1/27/04	\$370,000	QUIT CLAIM DEED
003	618920	0275	1/20/05	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	666740	0030	6/20/05	\$450,000	DOR RATIO
003	678930	0035	4/7/04	\$390,000	DOR RATIO
003	678970	0045	10/20/05	\$1,350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	678970	0110	8/23/05	\$490,000	%COMPL
003	678970	0110	5/8/06	\$540,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	750100	0030	3/21/06	\$657,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	750100	0240	5/23/06	\$860,000	RELOCATION - SALE BY SERVICE
003	750100	0240	5/23/06	\$860,000	RELOCATION - SALE TO SERVICE
003	750100	0370	3/24/05	\$630,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	779600	0115	3/22/04	\$500,000	DOR RATIO
003	779600	0120	9/12/06	\$1,275,000	UNFIN AREA
003	803580	0030	9/13/05	\$857,500	OBSOL
003	803580	0070	12/13/05	\$1,300,000	OBSOL
003	866940	0140	8/26/05	\$707,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	946470	0470	2/6/04	\$689,000	RELOCATION - SALE BY SERVICE
003	946470	0470	2/6/04	\$689,000	RELOCATION - SALE TO SERVICE
006	024900	0025	10/26/04	\$533,000	PREVIMP<=25K
006	024900	0040	12/14/04	\$425,000	PREVIMP<=25K
006	024900	0105	5/20/04	\$420,000	PREVIMP<=25K
006	024900	0105	7/26/06	\$660,000	PREVIMP<=25K
006	024900	0135	11/10/06	\$689,000	PREVIMP<=25K
006	024900	0140	12/17/04	\$382,500	PREVIMP<=25K
006	024900	0195	2/14/06	\$450,000	PREVIMP<=25K
006	024900	0195	8/21/06	\$625,000	PREVIMP<=25K
006	024900	0205	9/5/06	\$650,000	PREVIMP<=25K
006	024900	0215	8/8/06	\$600,000	PREVIMP<=25K
006	024900	0220	3/17/04	\$256,500	DOR RATIO; IMP. CHAR CHG'D SINCE SALE
006	024900	0220	3/17/04	\$450,000	DOR RATIO; IMP. CHAR CHG'D SINCE SALE
006	024900	0230	4/20/04	\$365,000	PREVIMP<=25K
006	024900	0230	1/19/05	\$462,000	PREVIMP<=25K
006	025000	0025	5/13/04	\$285,000	PREVIMP<=25K
006	025000	0085	9/19/06	\$699,900	PREVIMP<=25K
006	025000	0145	8/5/05	\$575,000	PREVIMP<=25K
006	025000	0145	5/10/06	\$694,950	PREVIMP<=25K

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**Area 68**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
006	025000	0150	4/27/05	\$501,000	PREVIMP<=25K
006	025000	0150	4/10/06	\$670,000	PREVIMP<=25K
006	025000	0155	6/16/05	\$527,525	PREVIMP<=25K
006	025000	0285	10/18/05	\$631,000	PREVIMP<=25K
006	025000	0305	8/29/05	\$540,000	PREVIMP<=25K
006	025000	0320	10/25/06	\$575,000	PREVIMP<=25K
006	025000	0325	12/1/05	\$600,000	PREVIMP<=25K
006	025000	0330	9/3/04	\$340,000	DOR RATIO
006	025000	0345	7/21/04	\$325,000	DOR RATIO
006	025000	0350	6/25/05	\$545,000	PREVIMP<=25K
006	025000	0350	7/25/04	\$540,000	PREVIMP<=25K; QUESTIONABLE PER APPRAISAL
006	025000	0350	7/21/04	\$330,000	PREVIMP<=25K; QUESTIONABLE SALE; ESTATE ADMIN
006	025100	0005	2/16/06	\$736,000	PREVIMP<=25K
006	025100	0040	4/1/05	\$499,000	PREVIMP<=25K
006	025100	0056	1/11/06	\$760,000	PREVIMP<=25K
006	066300	0060	8/23/05	\$640,000	PREVIMP<=25K
006	068500	0005	3/31/06	\$732,000	PREVIMP<=25K
006	068500	0005	10/30/06	\$885,000	PREVIMP<=25K
006	068500	0025	12/16/05	\$638,800	PREVIMP<=25K
006	068500	0070	2/4/04	\$374,500	PREVIMP<=25K
006	068500	0105	5/19/05	\$320,000	PREVIMP<=25K; NON-REPRESENTATIVE SALE
006	068500	0145	2/23/05	\$440,000	PREVIMP<=25K
006	068500	0160	1/27/06	\$540,000	PREVIMP<=25K; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
006	068500	0190	5/26/06	\$599,000	PREVIMP<=25K
006	068500	0200	1/24/05	\$410,000	DIAGNOSTIC OUTLIER
006	068500	0225	12/13/04	\$415,000	PREVIMP<=25K
006	068660	0060	3/18/04	\$900,000	DIAGNOSTIC OUTLIER
006	068680	0005	6/6/05	\$1,450,000	DIAGNOSTIC OUTLIER
006	068690	0050	10/6/04	\$649,950	QUESTIONABLE PER APPRAISAL
006	068690	0050	10/29/04	\$780,000	QUESTIONABLE PER APPRAISAL
006	068690	0080	7/9/04	\$649,950	DIAGNOSTIC OUTLIER
006	070800	0020	6/17/04	\$350,000	DOR RATIO
006	070800	0160	2/27/04	\$305,000	PREVIMP<=25K; NON-REPRESENTATIVE SALE
006	070800	0180	4/1/04	\$350,000	DOR RATIO; NO MARKET EXPOSURE; OTHER WARNINGS
006	072600	0005	10/13/04	\$342,050	PREVIMP<=25K
006	072600	0005	1/4/05	\$470,000	PREVIMP<=25K
006	072600	0015	9/1/05	\$663,000	%COMPL
006	072600	0045	6/15/04	\$412,000	PREVIMP<=25K
006	072600	0050	4/11/05	\$930,000	DIAGNOSTIC OUTLIER
006	072700	0065	1/26/05	\$400,000	PREVIMP<=25K
006	126620	0020	10/21/05	\$495,000	PREVIMP<=25K
006	126620	0025	7/14/06	\$525,000	PREVIMP<=25K
006	126620	0145	9/19/05	\$500,000	PREVIMP<=25K
006	138910	0010	4/5/04	\$246,391	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
006	142420	0035	9/30/04	\$450,000	PREVIMP<=25K

***Improved Sales Removed from this Annual Update Analysis***  
**Area 68**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
006	142420	0045	7/29/04	\$499,000	PREVIMP<=25K
006	142420	0060	11/30/05	\$1,000,000	PREVIMP<=25K
006	142420	0060	5/30/06	\$1,280,000	PREVIMP<=25K
006	142420	0070	7/13/06	\$1,111,000	PREVIMP<=25K
006	142420	0075	7/17/06	\$780,000	PREVIMP<=25K
006	142420	0075	9/13/06	\$1,085,000	PREVIMP<=25K;EXEMPT FROM EXCISE TAX
006	142420	0080	8/21/06	\$657,500	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
006	142420	0085	10/23/06	\$800,000	PREVIMP<=25K
006	142420	0101	9/14/05	\$590,000	PREVIMP<=25K
006	202505	9014	6/7/05	\$470,000	PREVIMP<=25K
006	202505	9016	4/8/05	\$2,200,000	PREVIMP<=25K
006	202505	9048	4/6/05	\$2,200,000	PREVIMP<=25K
006	202505	9051	5/20/04	\$367,500	PREVIMP<=25K
006	202505	9063	8/19/04	\$437,000	PREVIMP<=25K
006	202505	9135	10/13/06	\$212,915	DOR RATIO;PREVIMP<=25K
006	202505	9135	8/13/04	\$465,000	PREVIMP<=25K
006	202505	9136	11/28/05	\$450,000	PREVIMP<=25K
006	202505	9136	5/19/06	\$599,950	PREVIMP<=25K
006	202505	9138	8/18/05	\$615,000	PREVIMP<=25K
006	202505	9163	4/8/05	\$2,200,000	PREVIMP<=25K
006	202620	0010	6/29/06	\$1,800,000	PREVIMP<=25K
006	202620	0043	8/15/05	\$1,100,000	DOR RATIO;%COMPL
006	202620	0045	1/3/05	\$1,550,000	%COMPL
006	202620	0055	4/30/04	\$700,000	DOR RATIO
006	238700	0010	3/22/05	\$585,770	DIAGNOSTIC OUTLIER
006	238700	0010	12/1/04	\$368,346	NON-REPRESENTATIVE SALE
006	238700	0030	4/20/05	\$465,000	PREVIMP<=25K
006	238700	0060	8/22/05	\$1,280,000	DIAGNOSTIC OUTLIER
006	238700	0090	12/19/06	\$600,000	PREVIMP<=25K
006	238700	0100	5/3/04	\$405,000	PREVIMP<=25K
006	238700	0100	4/8/04	\$405,000	PREVIMP<=25K
006	238700	0100	3/17/06	\$600,000	PREVIMP<=25K
006	238700	0110	7/21/04	\$437,500	PREVIMP<=25K
006	278580	0020	4/11/05	\$707,000	PREVIMP<=25K
006	278580	0025	7/31/06	\$850,000	PREVIMP<=25K;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
006	278580	0035	4/21/04	\$450,000	DOR RATIO
006	278580	0050	3/21/05	\$639,950	PREVIMP<=25K
006	278580	0055	7/15/05	\$500,000	DOR RATIO;%COMPL
006	278580	0065	8/23/05	\$595,000	%COMPL
006	292505	9171	7/27/05	\$600,000	PREVIMP<=25K
006	292505	9171	5/6/04	\$430,950	PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR
006	292505	9183	7/26/05	\$450,000	PREVIMP<=25K
006	292505	9226	9/14/05	\$668,000	PREVIMP<=25K
006	292505	9281	9/15/05	\$650,000	PREVIMP<=25K
006	325050	0010	1/7/04	\$378,000	DOR RATIO

***Improved Sales Removed from this Annual Update Analysis***  
**Area 68**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
006	325050	0065	9/18/06	\$875,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
006	325050	0065	2/7/06	\$775,000	PREVIMP<=25K
006	325050	0116	12/15/05	\$689,000	PREVIMP<=25K
006	325050	0136	9/12/05	\$625,000	PREVIMP<=25K
006	339150	0025	6/14/05	\$605,000	OBSOL
006	339150	0095	6/29/05	\$487,500	PREVIMP<=25K
006	339150	0105	4/1/05	\$587,500	PREVIMP<=25K
006	339150	0135	10/20/04	\$400,000	PREVIMP<=25K
006	339150	0145	6/10/05	\$355,000	PREVIMP<=25K
006	339150	0160	4/7/06	\$880,000	PREVIMP<=25K
006	339150	0210	5/5/05	\$49,343	DOR RATIO;PREVIMP<=25K;QUIT CLAIM; RELATED PARTY
006	339150	0235	5/20/04	\$385,000	PREVIMP<=25K;NO MARKET EXPOSURE
006	347280	0075	2/20/04	\$363,000	PREVIMP<=25K
006	347280	0075	5/30/06	\$800,000	PREVIMP<=25K
006	434880	0020	2/22/05	\$469,000	PREVIMP<=25K
006	434880	0025	12/5/06	\$675,000	PREVIMP<=25K
006	434880	0045	11/3/05	\$480,000	PREVIMP<=25K
006	507840	0025	11/23/04	\$645,000	PREVIMP<=25K
006	507840	0050	2/24/06	\$519,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
006	507840	0080	4/24/06	\$569,000	PREVIMP<=25K
006	507840	0125	6/24/04	\$408,000	PREVIMP<=25K
006	507840	0130	6/2/04	\$450,000	PREVIMP<=25K
006	507840	0145	6/14/04	\$42,500	DOR RATIO;ESTATE ADMIN; PARTIAL INT; OTHER WARNINGS
006	507840	0145	6/14/04	\$382,500	DOR RATIO;PARTIAL INTEREST; STATEMENT TO DOR
006	507840	0150	7/29/04	\$437,500	PREVIMP<=25K;NO MARKET EXPOSURE
006	507840	0200	7/24/06	\$2,392,828	ACTIVE PERMIT BEFORE SALE>25K
006	507840	0200	12/16/04	\$588,000	DOR RATIO
006	507840	0215	5/13/04	\$390,000	PREVIMP<=25K
006	507840	0215	12/15/06	\$745,000	PREVIMP<=25K
006	507840	0240	6/9/05	\$645,000	PREVIMP<=25K
006	507840	0270	5/2/06	\$1,649,500	RELOCATION - SALE BY SERVICE
006	507840	0270	2/3/06	\$1,699,500	RELOCATION - SALE TO SERVICE
006	507840	0290	11/28/05	\$595,000	PREVIMP<=25K
006	571000	0030	9/6/05	\$740,000	PREVIMP<=25K
006	571000	0030	5/18/05	\$588,000	PREVIMP<=25K;QUESTIONABLE PER APPRAISAL
006	571000	0055	8/16/05	\$785,099	PREVIMP<=25K
006	634400	0010	10/26/05	\$558,000	%COMPL
006	634400	0025	1/26/06	\$570,000	PREVIMP<=25K
006	634400	0030	3/22/04	\$385,000	PREVIMP<=25K
006	634400	0090	2/10/06	\$580,000	PREVIMP<=25K
006	634400	0115	1/31/06	\$590,000	PREVIMP<=25K
006	634400	0170	6/13/05	\$480,000	DOR RATIO
006	643350	0100	9/28/05	\$945,000	OBSOL
006	643350	0100	6/15/06	\$1,580,000	OBSOL
006	664290	0075	3/21/05	\$387,000	PREVIMP<=25K

***Improved Sales Removed from this Annual Update Analysis***  
**Area 68**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
006	664290	0080	7/7/06	\$668,250	PREVIMP<=25K
006	664290	0090	10/21/04	\$432,500	PREVIMP<=25K
006	664290	0095	5/24/06	\$769,000	PREVIMP<=25K
006	664590	0030	6/18/04	\$380,000	DOR RATIO
006	664590	0065	7/31/04	\$415,000	PREVIMP<=25K
006	664590	0070	3/19/04	\$350,000	PREVIMP<=25K
006	664590	0080	2/10/05	\$399,950	PREVIMP<=25K
006	664590	0080	5/2/06	\$674,950	PREVIMP<=25K
006	664590	0080	10/11/06	\$800,000	PREVIMP<=25K
006	796390	0045	3/31/05	\$510,000	DIAGNOSTIC OUTLIER
006	796390	0105	6/2/04	\$423,500	FORCED SALE
006	796390	0180	3/3/04	\$217,500	DOR RATIO;%COMPL
006	808540	0221	9/20/06	\$725,000	PREVIMP<=25K
006	808540	0222	7/21/06	\$800,000	PREVIMP<=25K
006	808540	0232	5/11/05	\$580,000	PREVIMP<=25K
006	808540	0232	11/22/06	\$650,000	PREVIMP<=25K
006	808540	0364	3/23/06	\$578,000	PREVIMP<=25K
006	808540	0375	11/30/04	\$537,000	PREVIMP<=25K
006	808540	0376	8/2/05	\$610,000	PREVIMP<=25K
006	808540	0390	9/8/06	\$700,000	PREVIMP<=25K
006	808540	0391	9/11/06	\$840,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
006	808540	0406	7/3/06	\$1,986,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	808540	0406	7/12/05	\$575,000	DOR RATIO;%COMPL
006	808540	0431	10/24/06	\$760,000	PREVIMP<=25K
006	808540	0456	6/7/06	\$620,500	PREVIMP<=25K
006	808540	0471	3/14/06	\$735,000	PREVIMP<=25K
006	808540	0471	6/29/06	\$800,000	PREVIMP<=25K
006	808540	0476	8/26/04	\$492,500	PREVIMP<=25K
006	808540	0476	2/2/05	\$634,000	PREVIMP<=25K
006	808540	0491	10/12/06	\$710,000	PREVIMP<=25K
006	808540	0511	8/23/06	\$620,000	PREVIMP<=25K
006	808540	0520	5/1/06	\$599,950	PREVIMP<=25K;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
006	808540	0531	10/21/05	\$501,000	PREVIMP<=25K
006	808540	0600	5/4/05	\$1,077,000	DIAGNOSTIC OUTLIER
006	808600	0096	8/17/05	\$550,000	PREVIMP<=25K
006	808660	0060	4/27/05	\$659,000	DIAGNOSTIC OUTLIER
006	855590	0010	11/26/05	\$750,000	PREVIMP<=25K
006	855590	0050	4/6/06	\$795,000	PREVIMP<=25K
006	855590	0070	9/27/06	\$650,000	PREVIMP<=25K
006	856240	0030	5/17/04	\$447,000	PREVIMP<=25K
006	856240	0035	10/13/04	\$440,000	PREVIMP<=25K
006	856240	0060	12/7/06	\$316,011	PREVIMP<=25K;QUIT CLAIM DEED
006	868200	0030	6/27/06	\$775,000	PREVIMP<=25K
006	868200	0070	6/15/06	\$850,000	PREVIMP<=25K;UNFIN AREA;ESTATE ADMIN
006	886100	0125	12/19/06	\$2,398,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL

***Improved Sales Removed from this Annual Update Analysis***  
**Area 68**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
006	886100	0125	4/6/05	\$525,000	DOR RATIO;%COMPL
006	886100	0150	12/8/05	\$565,000	DOR RATIO;%COMPL
006	886100	0155	7/27/05	\$465,000	PREVIMP<=25K
006	953310	0005	7/11/06	\$534,900	PREVIMP<=25K
006	953310	0035	10/26/05	\$549,950	PREVIMP<=25K
006	953310	0080	7/1/04	\$375,000	PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR
006	953310	0095	3/24/04	\$325,000	DOR RATIO
006	953310	0105	12/14/06	\$780,000	PREVIMP<=25K
006	953310	0110	7/20/04	\$390,000	PREVIMP<=25K
006	953310	0170	10/6/05	\$570,000	PREVIMP<=25K
006	953310	0170	1/7/06	\$649,950	PREVIMP<=25K
006	953310	0170	7/6/04	\$380,000	PREVIMP<=25K;QUESTIONABLE PER APPRAISAL
006	953310	0180	10/28/05	\$512,000	%COMPL
006	953310	0215	6/16/06	\$625,000	PREVIMP<=25K
006	953310	0225	2/24/04	\$385,000	PREVIMP<=25K
006	953310	0230	5/19/04	\$334,000	PREVIMP<=25K
006	953310	0240	9/2/04	\$385,000	PREVIMP<=25K
006	953310	0270	3/17/06	\$494,000	PREVIMP<=25K;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
006	953310	0285	11/28/06	\$850,000	PREVIMP<=25K
006	953310	0290	8/1/05	\$725,000	PREVIMP<=25K
006	953360	0015	7/21/04	\$446,500	DOR RATIO;%COMPL
006	953360	0020	8/6/04	\$425,000	DOR RATIO
006	953360	0065	9/19/06	\$735,000	PREVIMP<=25K
006	953360	0095	12/27/06	\$850,000	PREVIMP<=25K
006	953360	0135	9/7/04	\$437,500	PREVIMP<=25K
006	953360	0140	6/28/04	\$435,000	PREVIMP<=25K
006	953360	0145	2/13/06	\$811,000	PREVIMP<=25K
006	953360	0155	12/15/04	\$451,500	PREVIMP<=25K
006	953360	0155	6/23/05	\$599,950	PREVIMP<=25K
006	953360	0180	6/24/04	\$400,000	DIAGNOSTIC OUTLIER
006	953360	0185	9/9/04	\$478,000	PREVIMP<=25K
006	953410	0035	5/24/06	\$1,264,000	ACTIVE PERMIT BEFORE SALE>25K
006	953410	0035	1/11/05	\$469,980	DOR RATIO
006	953410	0040	10/26/05	\$550,000	PREVIMP<=25K
006	953410	0105	9/9/04	\$428,000	DOR RATIO
006	953410	0105	4/15/05	\$510,000	DOR RATIO

***Vacant Sales Used in this Annual Update Analysis***  
**Area 68**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
3	152505	9204	10/13/2006	\$772,500	34848	N	N
3	154660	0355	5/25/2004	\$300,000	14794	N	N
3	172700	0750	3/2/2005	\$335,000	14960	N	N
3	222505	9195	6/3/2004	\$1,100,000	87555	N	N
3	280630	0020	8/30/2005	\$675,000	34980	N	N
6	024900	0030	9/14/2004	\$566,000	7589	N	N
6	292505	9248	11/22/2005	\$662,000	12989	N	N
6	292505	9248	9/7/2005	\$587,500	12989	N	N
6	664290	0045	1/4/2006	\$551,000	10200	N	N
6	664590	0040	3/29/2005	\$490,000	10209	N	N
6	664590	0095	10/13/2005	\$570,000	13075	N	N
6	664590	0095	6/17/2004	\$405,000	13075	N	N
6	808540	0401	12/6/2004	\$545,000	9656	N	N
6	868200	0060	2/23/2006	\$725,000	9361	N	N

**Vacant Sales Removed from this Annual Update Analysis  
Area 68**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	152505	9237	1/22/2004	\$265,000	GOR RATIO;NO MARKET EXPOSURE; NON-REP
3	222505	9195	1/13/2004	\$535,500	PREVIMP<=25K; BANKRUPTCY
6	202505	9112	3/3/2004	\$75,000	GOR RATIO;PREVLAND<=25K;PREVIMP<=25K



**King County  
Department of Assessments**

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature in black ink that reads "Scott Noble".

SUBJECT: 2007 Revaluation for 2008 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr